

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 THIRD ST., ROOM 210
NAPA, CA 94559
(707) 253-4417

Initial Study Checklist
(reference CEQA, Appendix G)

1. **Project title:** Napa Valley Country Club Use Permit Major Modification #P08-00381-MOD (Environmental Review)
2. **Property owner:** Napa Valley Country Club
3385 Hagen Road, Napa, CA 94558
3. **Contact person and phone number:** Kelli Felker, Planner II (707) 265-2325, kfelker@co.napa.ca.us
4. **Project location and APN:** 3385 Hagen Road, Napa CA 94558 APN 052-130-041 and 052-170-044 (**Figure 1**)
5. **Project sponsor's name and address:** Scott Zion, President
3385 Hagen Road, Napa CA 94558
6. **General Plan description:** Agriculture, Watershed and Open Space (AWOS)
7. **Zoning:** Agricultural Watershed (AW)
8. **Description of Project.** (including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

The Napa Valley Country Club (NVCC) has operated as a golf course and private country club for approximately 86 years, located in the unincorporated area of Napa County, approximately 1.2 miles east of the City of Napa on Hagen Road. The main access to the site is located off Hagen Road approximately 0.30 miles east of its intersection with 3rd Avenue, with secondary and maintenance access off Rapp Lane (**Figure 1**). The project is located on 183.58 acre holding consisting of two contiguous parcels (APNs 052-130-041 & 052-170-044). The parcels are located in an Agricultural Watershed (AW) zoning district, with Napa County General Plan designation of Agriculture, Watershed and Open Space (AWOS).

The irrigation system was monitored during 2006, and based on those results the NVCC is proposing to upgrade the current irrigation system to increase water efficiency for the Front and Back Nine, and construct a new ± 12 af off-stream water reservoir to impound groundwater (herein referred to as Lake E). The new reservoir is primarily intended to provide for irrigation efficiencies through the reduction of pump timing and duration during peak extraction (i.e. Late Spring to Early Fall), and modify the existing sprinkler systems layout ultimately reducing the current amount of groundwater used for irrigation. The following discussion details the proposed project, including discussion of pre- and post project water uses (Table 1).

Proposed Reservoir (Lake E)

The Front Nine is currently irrigated by groundwater supplied by a single well located in the northeast corner of the holding. The well supplies an estimated 79.9 afy for irrigation of the Front Nine. A second groundwater well, supplies 3.2 af/yr of groundwater to domestic uses including, the clubhouse, pool, tennis facilities, and two on-course restrooms. Groundwater is currently pumped and stored in a single 200,000 gallon water storage tank, which supplies irrigation to the Front Nine, and is centrally located east of Fairway #3. Proposed Lake E would be located in the northwest corner of the Front Nine, approximately 510 feet west of the groundwater well and connected directly by pipeline for impoundment of groundwater. The exact location of Lake E is proposed between Fairways #7 and #8 and will be used exclusively to irrigate the Front Nine only (**Figure 2**).

Construction of Lake E will include the excavation of approximately 18,000 cubic yards of soil, which will be temporarily stockpiled east of proposed Lake E and Fairway #7 (**Figure 3, Irrigation Lake Layout**). According to the project engineer, test pits identified the subsoils to be excavated are composed of very fine clays, primarily weathered from rhyolite and found to be suitable material for reservoir construction. No material is proposed to be off-hauled from the site.

The excavated subsoil will be used for reservoir construction and in the reshaping of Fairway #7. Fairway #7 will have the existing topsoil removed and temporarily stockpiled for reuse, first using the excavated subsoil, covered by the removed topsoil, and finally a seedbed laid

for the new fairway grass. Eleven ornamental trees located west of Fairway #7 will be removed to accommodate proposed Lake E and reshaping of Fairway #7; however, no oak trees, special-status species or species of concern have been identified onsite, nor are any proposed to be removed.

Construction details for Lake E, including proposed overflow, containment and location of all project related trenching will be incorporated into the final design as part of the Grading Permit Application, in addition to the results of a geotechnical evaluation which will be submitted to and reviewed by the Napa County Public Works Department and the Conservation, Development and Planning Department in accordance with the findings and conditions of the subject Use Permit Major Modification.

Proposed Upgraded Irrigation System

Currently, both surface and groundwater are used to irrigate the golf course and domestic landscaping. Surface water is stored in five existing reservoirs (or Lakes) (Appropriative License No. 13612 (A29017) and Appropriative Permit No. 20811 (A30303)), which are used exclusively to irrigate the Back Nine, the driving range, and the landscaping around the upper tennis facility (see **Figure 3 and 4**). The five existing reservoirs have a combined holding capacity of ± 188 af, of which approximately 117 af was used in 2006. Groundwater to irrigate the Front Nine is currently stored in a single 200,000 gallon water storage tank, which is located within the Front Nine, east of Fairway #3. The groundwater storage tank is allowed to drain for regular maintenance and cleaning; otherwise the water storage tank typically remains at capacity.

The proposed upgraded irrigation system would include the replacement of all existing irrigation piping, the extension of an 8 inch pipeline connecting the existing reservoir and the existing groundwater well to proposed Lake E, upgrade and re-spacing of sprinkler heads, and control systems. The irrigation system will also feature the ability to accommodate an alternate water supply (i.e. recycled water) through installation of purple piping, should the opportunity present itself in the future¹.

9. Describe the environmental setting and surrounding land uses.

The NVCC has operated as a Country Club and golf course since 1924, located within the existing Front Nine. The clubhouse and 9-hole golf course were constructed prior to the enactment of the zoning regulations in 1955. In 1972, the NVCC submitted Use Permit #U-16172, legalizing facilities existing at that time, including a 9-hole golf course. In 1987, Use Permit #U-58687 was approved by the Planning Commission allowing the expansion of the 9-hole golf course to a total of 18-holes. Currently, the proposed project site is located in an area that consists of fairways, greens and landscaping associated with the golf course and country club. The NVCC is located within Milliken-Sarco-Tulocay (MST) groundwater basin. The MST groundwater basin is the second largest basin in the county, located east of the City of Napa. The MST basin is considered a Groundwater Deficient Area due to declining groundwater levels since 1975.

Projects within the MST are subject to the groundwater ordinance (Napa County Ordinance #1162) passed by the Board of Supervisors in August 1999, regulates the extraction and use of groundwater resources. Compliance with the groundwater ordinance applies to development of new water systems or improvements to an existing water system that may use groundwater. The groundwater ordinance requires a "no net increase" in groundwater use associated with discretionary actions requiring county approval.

In addition to the "no net increase" standard, projects are required to meet the "fair share", which has been specified by public works policy as 0.30 acre feet of groundwater per acre of land owned in the MST. Currently the NVCC extracts approximately 83.10 acre feet of groundwater per year to irrigate the Front Nine. Based on the "fair share" standard, the holding consists of two parcels totaling 183.58 acres is allowed 55.07 acre feet of groundwater per year, exceeding their fair share by 28.03 acre feet per year. However, the NVCC has been extracting groundwater at its current rate for the past ± 20 years, prior to the County establishing the "fair share" standard for the groundwater deficient area. The proposed project as discussed in further detail below proposes the reduction of groundwater extraction by 14.40 acre feet per year through upgrade of the existing irrigation system.

Currently the NVCC consists of an 18-hole golf course with clubhouse, tennis facilities, pool/spa, and facilities maintenance and operation storage. The 18-hole golf course is divided into two sections, including the Front Nine located north of the clubhouse (APN 052-130-041), and the Back Nine located south of the clubhouse (APN 052-170-044).

Similarly, the irrigation system has been divided into two sections with groundwater irrigating the Front Nine and surface water irrigating the Back Nine. According to the applicant, the irrigation systems were last upgraded over 20 years ago. In 2006, the irrigation system was evaluated and underwent monitoring to determine the average water usage and overall system efficiency. The monitoring results

¹ The U.S. Department of Interior, Bureau of Reclamation and the North Bay Water Reuse Authority's Member Agency, including the Napa Sanitation District are preparing a Draft Environmental Impact Report/Environmental Impact Statement (EIR/EIS) analyzing the North Bay Recycled Water program for the construction and operations of the proposed upgrades to treatment processes, and construction of storage, pipelines and pump stations facilities to distribute recycled water (refer to Figure 2-7 of the draft EIR/EIS) for use in compliance with Article 4 in Title 22 of the California Code of Regulations.

determined that due to poor sprinkler head spacing, pipe failures and control problems the system was inefficient using an excess of between 28.04 to 33.41 acre feet per year (afy), which is more than necessary to maintain the golf course. These results were based on a comparison to the proposed upgraded irrigation system design by Russ Mitchell Associates.

In addition to the irrigation system, there are several water storage facilities onsite, including a 200,000 gallon groundwater storage facility on the Front Nine, five existing surface water reservoirs located within the Back Nine, and additional storage tanks for domestic and fire protection storage. Groundwater is supplied through two existing onsite wells, one irrigation well located in the northeast corner of the holding that supplies groundwater to the Front Nine, and one domestic well supplies water for all domestic uses, including facilities, clubhouse, pool, tennis facilities and two on-course restrooms through a delivery system that is independent of the irrigation supply.

10. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).

Grading Permit - Napa County Public Works

JURISDICTIONAL BACKGROUND: Public Plans and Policies

Based on an initial review, the following findings have been made for the purpose of the Initial Study and do not constitute a final finding by the County in regard to the question of consistency.

Is the project consistent with:	YES	NO	N/A
a) Regional and Subregional Plans and Policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) LAFCOM Plans and Policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The County General Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Appropriate City General Plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Adopted Environmental Plans and Goals of the Community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Pertinent Zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responsible (R) and Trustee (T) Agencies

Other Agencies Contacted

Napa County Public Works Department
Napa County Environmental Management Department

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Hydrology / Water Quality	<input checked="" type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

MITIGATION MEASURES:

- ☐ None Required
- ☒ Identified By This Study - Unadopted (see attached Draft Project Revision Statement – see **page 8-9**)
- ☐ Included By Applicant As Part of Project (see attached Project Revision Statement)
- ☐ Recommended For Inclusion As Part of Public Project (see attached Recommended Mitigation Measure List)

BASIS OF CONCLUSIONS:

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps, the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and, where necessary, a visit to the site. For further information, see the environmental background information contained in the permanent file on this project.

AGENCY STAFF PARTICIPATING IN THE INITIAL STUDY:

Resource Evaluation: Kelli Felker

Date: June 16, 2008

Site Review:

Date:

Planning/Zoning Review: Kelli Felker

Date: August 1, 2008

PRELIMINARY DETERMINATION:

- ☐ No reasonable possibility of environmental effect has been identified, and a Negative Declaration should be prepared.
- ☒ A Negative Declaration cannot be prepared unless all identified impacts are reduced to a level of insignificance or avoided.

DATE: March 5, 2009

BY: Kelli Felker

FINAL DETERMINATION. (by Napa County)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

May 14, 2009

Date

Kelli Felker, Planner II

Printed Name

Napa County Conservation Development and Planning
For

PROPOSED MITIGATED NEGATIVE DECLARATION

The Conservation, Development and Planning Director of Napa County has tentatively determined that the following project would not have a significant effect on the environment. Documentation supporting this determination is on file for public inspection at the Napa County Conservation, Development and Planning Department Office, 1195 Third St., Room 210, Napa, California 94559. For further information call (707) 253-4416.

Owner: Napa Valley Country Club

APN: 052-130-041 & 052-170-044

Action: (use permit, environmental review, etc) Environmental Review for Use Permit Major Modification #P08-00381-MOD

PROJECT DESCRIPTION: The Napa Valley Country Club (NVCC) has operated as a golf course and private country club for approximately 86 years, located in the unincorporated area of Napa County, approximately 1.2 miles east of the City of Napa on Hagen Road. The main access to the site is located off Hagen Road approximately 0.30 miles east of its intersection with 3rd Avenue, with secondary and maintenance access off Rapp Lane (**Figure 1**). The project is located on 183.58 acre holding consisting of two contiguous parcels (APNs 052-130-041 & 052-170-044). The parcels are located in an Agricultural Watershed (AW) zoning district, with Napa County General Plan designation of Agriculture, Watershed and Open Space (AWOS).

The irrigation system was monitored during 2006, and based on those results the NVCC is proposing to upgrade the current irrigation system to increase water efficiency for the Front and Back Nine, and construct a new ± 12 af off-stream water reservoir to impound groundwater (herein referred to as Lake E). The new reservoir is primarily intended to provide for irrigation efficiencies through the reduction of pump timing and duration during peak extraction (i.e. Late Spring to Early Fall), and modify the existing sprinkler systems layout ultimately reducing the current amount of groundwater used for irrigation. The following discussion details the proposed project, including discussion of pre- and post project water uses (Table 1).

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The Front Nine is currently irrigated by groundwater supplied by a single well located in the northeast corner of the holding. The well supplies an estimated 79.9 afy for irrigation of the Front Nine. A second groundwater well supplies 3.2 af/yr of groundwater to domestic uses including, the clubhouse, pool, tennis facilities, and two on-course restrooms. Groundwater is currently pumped and stored in a single 200,000 gallon water storage tank, which supplies irrigation to the Front Nine, and is centrally located east of Fairway #3. Proposed Lake E would be located in the northwest corner of the Front Nine, approximately 510 feet west of the groundwater well and connected directly by pipeline for impoundment of groundwater. The exact location of Lake E is proposed between Fairways #7 and #8 and will be used exclusively to irrigate the Front Nine only (**Figure 2**).

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Construction details for Lake E, including proposed overflow, containment and location of all project related trenching will be incorporated into the final design as part of the Grading Permit Application, in addition to the results of a geotechnical evaluation which will be submitted to and reviewed by the Napa County Public Works Department and the Conservation, Development and Planning Department in accordance with the findings and conditions of the subject Use Permit Major Modification.

Proposed Upgraded Irrigation System

Currently, both surface and groundwater are used to irrigate the golf course and domestic landscaping. Surface water is stored in five existing reservoirs (or Lakes) (Appropriative License No. 13612 (A29017) and Appropriative Permit No. 20811 (A30303)), which are used exclusively to

irrigate the Back Nine, the driving range, and the landscaping around the upper tennis facility (see **Figure 3 and 4**). The five existing reservoirs have a combined holding capacity of ± 188 af, of which approximately 117 afy was used in 2006. Groundwater to irrigate the Front Nine is currently stored in a single 200,000 gallon water storage tank, which is located within the Front Nine, east of Fairway #3. The groundwater storage tank is allowed to drain for regular maintenance and cleaning; otherwise the water storage tank typically remains at capacity.

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WRITTEN COMMENT PERIOD: May 17, 2009 – June 16, 2009

DATE: May 11, 2009

BY THE ORDER OF

HILLARY GITELMAN

Director

Napa County Conservation, Development and Planning Department

PROJECT REVISION STATEMENT

Napa Valley Country Club
Use Permit Major Modification #P08-00381-MOD

I hereby revise my request to (description of changes required, mitigation measures, and any or all other requirements, amendments, etc., etc.) include the measures specified below:

1. **Mitigation Measure BIO-1:**

The Napa County Resource Maps identified one unnamed blue-lined stream within 100 feet of the proposed reservoir that shall be avoided by a minimum 45 foot stream setback as measured in accordance with the Napa County Conservation Code Section 18.108.025. The following measure shall be incorporated to protect the unnamed blue-line stream and tributaries from potential sediment deposition resulting from construction activities:

- Protective construction fencing shall be installed to identify the boundary of the stream setback to the outermost boundary prior to the commencement of grading and/or earthmoving activities. The protective construction fencing shall be maintain and remain in place until all excavation, grading, and the Napa County Public Works Department has deemed the reservoir complete.

2. **Mitigation Measure BIO-2:**

Trees proposed for retention that are located to the southeast of the project on the wooded knoll shall be avoided, including any trees with trunks located outside the project boundary that have driplines that extend into the proposed project area. Prior to any earthmoving activities, construction fencing (or equivalent barricades) shall be placed at a minimum distance of 5 feet outside the outboard driplines of the trees to be retained located to the southeast of the project on the wooded knoll for the duration of earthmoving and construction activities associated with the project. The placement of such fencing shall be inspected and its location approved by Napa County prior to commencing any ground disturbing activity. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the driplines of those trees to be retained for the duration of construction activities.

3. **Mitigation Measure CR-1**

- In accordance with CEQA Subsection 15064.5(f), should any previously unknown historic or prehistoric resources, including but not limited to charcoal, obsidian or chert flakes, grinding bowls, shell fragments, bone, pockets of dark, friable solids, glass, metal, ceramics, wood or similar debris, be discovered during grading, trenching or other on-site excavation(s), earth work within 100-feet of these materials shall be stopped until a professional archaeologist certified by the Registry of Professional Archaeologists (RPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), as determined necessary.
- If human remains are encountered the Napa County Coroner shall be informed to determine if an investigation of the cause of death is required and/or if the remains are of Native American origin. Pursuant to Public Resources Code Section 5097.98, if such remains are of Native American origin the nearest tribal relatives as determined by the State Native American Heritage Commission will be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity.
- All persons working on-site shall be bound by contract and instructed in the field to adhere to these provisions and restrictions.

4. **Mitigation Measure HHM-1**

The owner/operator shall implement the following Best Management Practices (BMPs) during construction activities to minimize the potential for incidental spills:

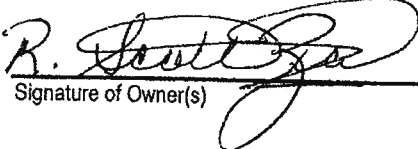
- a. Workers shall follow manufacturer's recommendations on use, storage and disposal of chemical products;
- b. Workers shall avoid overtopping fuel gas tanks and use automatic shutoff nozzles where available;
- c. During routine maintenance of equipment, properly contain and remove grease and oils;
- d. Discarded containers of fuel and other chemicals shall be properly disposed of;
- e. Spill containment features shall be installed at the project site wherever chemicals are stored overnight;
- f. All refueling, maintenance of vehicles and other equipment, handling of hazardous materials, and staging areas shall occur at least 100 feet from Hagen Creek, tributaries, existing groundwater well(s), the proposed reservoir, and any other watercourses to avoid the potential for risk of surface and groundwater contamination;
- g. To prevent the accidental discharge of fuel or other fluids associated with vehicles and other equipment, all workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.

5. Mitigation Measure HWQ-1

The permittee shall be required (at the permittee's expense) to collect bi-monthly well monitoring data to provided to the Napa County Public Works Department and Environmental Management Department for the duration of pumping from the groundwater irrigation well. At which time the proposed reservoir has been filled to capacity, and pumping of the irrigation well has ceased; well monitoring data shall be collected and provided monthly. Groundwater well monitoring data shall be used to determine that water usage within the Front Nine is affecting, or would potentially affect groundwater supplies onsite or to nearby offsite wells. Data monitoring shall include, but may not be limited to, static water levels for both the irrigation and domestic water wells, water extraction volumes for the irrigation well, and duration of extraction for the irrigation well. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed.

Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the permit would significantly affect the groundwater basin, the Director of Environmental Management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit if approved, as necessary to meet requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the Director has provided notice and the opportunity for hearing in compliance with County Code Section 13.15-.070.G-K.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

	R. Scott Zion	President
Signature of Owner(s)	Print Name	Interest

ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-b. The project is located within a 183.58 acre holding (APN 052-130-041 and 052-170-044), consisting of existing country club and associated facilities, and an 18-hole golf course. The project consists of earthmoving activities associated with the construction of a ±12 af reservoir to be located within the Front Nine in the northwest corner of APN 052-130-041, and trenching associated with the upgrade and replacement of the existing irrigation system for both the Front and Back Nine. Implementation of the proposed project would result in greater water storage capacity and increased irrigation efficiency, which would remain consistent with current land uses. There are no designated scenic highways located in Napa County that would be impacted by the proposed project. The project is located approximately 1.2 miles east of the city of Napa with main access to the site off Hagen Road, approximately 0.30 miles west of its intersection with 3rd Avenue, neither road has been identified as a County Viewshed Road. Therefore, based on the minor alternations to the land proposed and consistencies with existing land uses, there are no impacts anticipated to scenic vistas or scenic resources as a result of the proposed project.
- c. The proposed project would introduce minor changes to the visual landscape associated with the change from annual non-native grassland and ornamental trees to a ±12 af reservoir (Lake E). These changes would not alter the overall visual character of the subject parcel or the surrounding area, which contains residential to the north, rural residential and vineyard to the west, east, and south, and wineries located to the west and east. There are seven existing Lakes onsite, located south of the proposed reservoir site that provide water storage and irrigation for the Back Nine, as well as provides water features typical of golf course construction. Therefore, the addition of Lake E would be consistent with the visual character of the property, and its operation as a golf course and country club. The excavated soil shall be temporarily stockpiled east of proposed Lake E, and will be used in its entirety to reshape existing Fairway #7. The proposed project would not result in significant impacts to the existing visual character or quality of the site or surrounding area.
- d. Operation and maintenance activities would be consistent with existing practices; however, some maintenance activities may be conducted during nighttime hours, which would be temporary and intermittent in nature. Therefore, potential impacts to offsite resources would be considered negligible.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. Based on review of the Napa County Environmental Resource Mapping² (Department of Conservation Farmland 2004), the project site is not located within an area mapped on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the proposed project would not result in the conversion of mapped farmland to a non-agricultural use.
- b. The property is not covered by a Williamson Act contract; therefore, there is no impact.
- c. The NVCC has operated as a privately owned and maintained country club and golf course for approximately 86 years. The project does not currently, nor does it propose any agricultural uses. The project does not conflict with existing zoning for agricultural use. The project proposes the conversion of annual non-native grassland and ornamental tree species to a ±12 af reservoir for the purpose of irrigating the Front Nine. This project would not result in a significantly adverse impact to agricultural resources in Napa County.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III.	AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
	a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-c. The project site is located in the northern section of the Napa Valley in Napa County, which forms one of the climatological subregions (Napa County Subregion) within the San Francisco Bay Area Air Basin, and is consequently subject to the requirements of the Bay Area Air Quality Management District (BAAQMD). The project would not be in conflict with or obstruct implementation of the Ozone Maintenance Plan, Carbon Monoxide Plan or the Bay Area 1991 Clean Air Plan under the Federal Clean Air Act. The BAAQMD regards emissions of particulate matter at 10 microns or less (PM₁₀) and other pollutants from construction activities to be less than significant, if dust and particulate control measures are implemented. The BAAQMD has determined that land uses that generate fewer than 2,000 trips per day do not generally require detailed air quality analysis since they would not generally be expected to have potentially significant air quality impacts. The project would not result in a level of new activity that would emit considerable long-term amounts of criteria pollutants. The proposed project would not conflict with or obstruct implementation of any applicable air quality plans. Short-term air pollutant emissions that would result from the implementation of the grading permit, which would be limited to excavation, grading and trenching activities. Grading would temporarily generate fugitive dust³ (including PM₁₀) and other criteria pollutants, primarily through grading activities, grading equipment exhaust, haul trips, and worker trips (see **Section XV**, for anticipated number of haul and worker trips). The proposed project would not result in a considerable net long-term increase of any criteria pollutants. The *BAAQMD CEQA Guidelines* (1999) recommends that determination of significance with respect to "construction" impacts be based not on quantification of emissions and comparison to thresholds, but upon inclusion of feasible control measures for PM₁₀. Proposed Use Permit Major Modification #P08-00381-MOD includes the use of Best Management Practices (BMP) to reduce generation of fugitive dust, and temporarily prevent soil erosion during excavation and grading activities. However, project approval, if granted, would be subject to the following standard conditions identified in part from Table 2 of the *BAAQMD CEQA Guidelines* that avoid or reduce potential air quality impacts. The control measures have been found adequate to reduce potential impacts to a less than significant level:

² Napa County Resource Map: FMMP

³ "Fugitive" emissions generally refer to those emissions that are released to the atmosphere by some means other than through a stack or tailpipe.

Standard Condition of Approval – Air Quality

- All exposed stockpiles shall be covered.
- All trucks hauling soil, sand and other loose materials shall be covered or all trucks shall maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer) in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.
- Main site access and Hagen Road shall be swept daily (preferably with water sweepers), if visible soil material is carried onto the street.
- Traffic on unpaved areas and roads shall be limited to 15 mph.
- Grading and earthmoving activities shall be suspended when winds exceed 25 mph.

Additionally, any burning of cleared vegetation shall be conducted according to the rules and regulations of the BAAQMD (BAAQMD, 2005). Prior notification to BAAQMD shall be made by either faxing (at least 24 hours before a burn) or mailing a completed Open Burning Prior Notification Form (postmark must be at least 5 days before a burn) to BAAQMD's office in San Francisco.

d-e. Land uses such as schools, hospitals and convalescent homes are considered sensitive to poor air quality, because infants and children, the elderly, and people with health afflictions, especially respiratory ailments, are more susceptible to respiratory infections and other air-quality-related health problems than the general public. Residential areas are also considered to be sensitive to air pollution, because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. There are residential uses located in the vicinity of the proposed project. There are a few residences located to the north and west of the project site. Trenching associated with the upgrade of the irrigation system would occur approximately 150 feet east and 225 feet south of those residences. Excavation and grading activities associated with the construction of proposed Lake E would occur approximately 400 feet and 625 feet from those same residences, respectively. During implementation of #P08-00381-MOD, various diesel-powered vehicles and equipment in use on the site would create odors. These odors would be temporary and would not occur at a distance to nearby rural receptors that would result in significant impacts. Surrounding land uses consist of rural residential, vineyards and open space. Therefore, the project is not anticipated to expose sensitive receptors or a substantial number of people to pollutants or objectionable odors, resulting in a less than significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project site is located in an area that consists of an 18-hole golf course including fairways, greens and landscaping associated with the clubhouse, pool and tennis facilities. The NVCC is located within the Milliken-Sarco-Tulocay (MST) groundwater basin. The 18-hole golf course is

divided into two sections, including the Front Nine located north of the clubhouse (APN 052-130-041), and the Back Nine located south of the clubhouse (APN 052-170-044). The project site has been historically modified; therefore, current site conditions can be characterized as predominately non-native grassland and ornamental tree species.

- a. According to review of the Napa County Resource Maps⁴, including data from the California Department of Fish and Game Natural Diversity Database (CNDDB) and the California Native Plant Society (CNPS) listing all state and federally listed species, and locally important species, no candidates, sensitive or special status species were identified within the vicinity of the project site. The reservoir is proposed to be located in an area previously disturbed; therefore, the conversion of predominately non-native grassland and seven ornamental tree species will not result in a significant impact to state or federally listed special status species or locally important species.
- b. Based on Napa County Resource Maps⁵, the proposed reservoir is located directly north of oak woodland island surrounded by the golf course. One unnamed blue-lined stream is located approximately 150 feet east of the project site, originating to the southeast and drains into the Hagen Creek, north of the proposed project. The project does not propose to alter or disrupt the flow of water within this drainage; however, based on the proximity of the project site and the nature of construction activities associated with the proposed reservoir, implementation of **Mitigation Measure BIO-1** and **BIO-2** in conjunction with the Napa County Public Works Grading Permit requirements shall reduce potential impacts to the onsite stream and oak woodland to a less than significant level.

Mitigation Measure BIO-1:

The Napa County Resource Maps identified one unnamed blue-lined stream within 100 feet of the proposed reservoir that shall be avoided by a minimum 45 foot stream setback as measured in accordance with the Napa County Conservation Code Section 18.108.025. The following measure shall be incorporated to protect the unnamed blue-line stream and tributaries from potential sediment deposition resulting from construction activities:

- Protective construction fencing shall be installed to identify the boundary of the stream setback to the outermost boundary prior to the commencement of grading and/or earthmoving activities. The protective construction fencing shall be maintain and remain in place until all excavation, grading, and the Napa County Public Works Department has deemed the reservoir complete.

Mitigation Measure BIO-2:

Trees proposed for retention that are located to the southeast of the project on the wooded knoll shall be avoided, including any trees with trunks located outside the project boundary that have driplines that extend into the proposed project area. Prior to any earthmoving activities, construction fencing (or equivalent barricades) shall be placed at a minimum distance of 5 feet outside the outboard driplines of the trees to be retained located to the southeast of the project on the wooded knoll for the duration of earthmoving and construction activities associated with the project. The placement of such fencing shall be inspected and its location approved by Napa County prior to commencing any ground disturbing activity. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the driplines of those trees to be retained for the duration of construction activities.

- c. During the site reconnaissance no wetlands or evidence of wetlands as defined by Section 404 of the Clean Water Act were identified on-site. Therefore, there is no impact.
- d. The proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, nor will it impede the use of native wildlife nursery sites. As mentioned, the project site has been modified historically to an 18-hole golf course and country club and no changes (such as fences or structures) are proposed that would inhibit, block or modify existing levels on wildlife movement within the holding.
- e. The proposed project is consistent with the Napa County General Plan, Conservation Regulations Section 18.108, and other relevant local policies or resource protection ordinances.
- f. There are no such plans applicable to the subject parcels.

⁴ Napa County Resource Maps: Natural Diversity Database (F&G), CNPS_Poly, and Plant Surveys

⁵ Napa County Resource Map: Streams, Sensitive Biotic Communities, I.C.E. UC Davis, and CalVeg

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-d. A cultural reconnaissance of the project site was not conducted due to historical land disturbance within the holding. The holding has been operated as a private club and golf course for approximately 86 years. During construction of the golf course, earthmoving and grading activities likely disturbed or buried cultural resources not previously recorded. However, the County did review the Historical Resources layer⁶, no historical resources were identified. No known historic structures exist within the proximity of the project and, moreover, no existing structures would be affected by the proposed project. The nearest possible historical resource site that has been mapped, is approximately 1.25 miles west of the proposed project. The project does not propose to alter any buildings, bridges, or other potentially significant structures. Therefore, the project is anticipated to have a less than significant impact to cultural resources as a result of the project. However, in accordance with CEQA Subsection 15064.5(f) and Public Resource Code Section 5097.98, the following mitigation measure shall reduce the potential impacts to historical, archaeological, paleontological resources or human remains during construction, grading and other earthmoving activities.

Mitigation Measure CR-1

- In accordance with CEQA Subsection 15064.5(f), should any previously unknown historic or prehistoric resources, including but not limited to charcoal, obsidian or chert flakes, grinding bowls, shell fragments, bone, pockets of dark, friable solids, glass, metal, ceramics, wood or similar debris, be discovered during grading, trenching or other on-site excavation(s), earth work within 100-feet of these materials shall be stopped until a professional archaeologist certified by the Registry of Professional Archaeologists (RPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), as determined necessary.
- If human remains are encountered the Napa County Coroner shall be informed to determine if an investigation of the cause of death is required and/or if the remains are of Native American origin. Pursuant to Public Resources Code Section 5097.98, if such remains are of Native American origin the nearest tribal relatives as determined by the State Native American Heritage Commission will be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity.
- All persons working on-site shall be bound by contract and instructed in the field to adhere to these provisions and restrictions.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

⁶ Napa County Environmental Sensitivity Maps: Archaeological Sites, Archaeological Sensitive Areas and Historic Sites layers

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a.i-iv The project site is located within the Alquist-Priolo Earthquake Fault Zone, West Napa Fault and other fault zones⁷. Indications of active fault zones were not recognized through field visits. The nearest active fault is located 1.75 miles west within the City of Napa, and 3.0 miles east in Solano County. The project would result in no impact with respect to fault rupture. There is a high potential for strong ground shaking throughout the entire San Francisco Bay and Napa County areas. The project is located in an area of low hazard from liquefaction; however, the project would not involve the construction of new structures that would result in the risk of loss or injury. No geological faults or landslides were detected on the parcel using the Landslide-line and Landslide Geology layer of the Napa County Resource maps⁸. Implementation of the project is not likely to have a significant adverse effect on site stability; however, prior to issuance of the Grading Permit, the applicant shall be required to conduct a geotechnical site evaluation by a profession Geotechnical Engineer to confirm site stability and provide any necessary recommendations for the final reservoir design.

b. The USDA Soils Survey of Napa County (1978) identified one soil classification underlying the proposed reservoir associated with this project. The soil type is composed of the Coombs gravelly loam (series 123), typically associated with 2-50% slopes, and exhibits slight erosive potential. There are six soil classifications underlying the holding associated with the irrigation system upgrade, with trending not exceeding 18 inches in depth. Those soil types are composed of the Coombs gravelly loam (series 122), typically associated with 0-2% slopes, Forward gravelly loam (series 140), typically associated with 30-75% slopes, Haire loam (series 146), typically associated with 2-9% slopes, Sobrante loam (series 178), typically associated with 5-30% slopes, and Hambright rock-outcropping Complex (series 151 and 152), typically associated with 2-30% and 30-75% slopes, respectively. Potential erosion and soil loss associated with earthmoving, excavation, trenching, and subsequent operation and maintenance of the proposed reservoir and upgraded irrigation system would be controlled through the implementation of the erosion control measures and Best Management Practices (BMPs) required by the Stormwater Quality Management Plan (SQMP), Napa County Stormwater Ordinance (Napa County Code Section 16.28), as required by the Napa County Public Works Grading Permit Application process. Temporary BMPs include, but are not limited to silt fencing, straw wattles, geotextiles and/or mats, straw bale barriers, and/or supplemented by straw mulch applied on all areas of exposed soil. As required by the Grading Permit, permanent erosion control measures or BMPs shall be provided prior to approval, including a description and details showing the location and implementation regime.

Reservoir construction and installation would involve earthmoving activities and vegetation removal within the proposed project area. Pursuant to Section 18.108.070.L of the County Code (Erosion Hazard Areas) earthmoving activities cannot be preformed from October 15th to April 1st of the proceeding year; therefore, they would take place during the dry season when rain storms are less likely, resulting in negligible erosion and sedimentation during project installation. Potential erosion and soil loss associated with the construction of the reservoir would be controlled through the implementation of BMPs within the SQMP required by the Regional Water Quality Control Board for construction projects. Therefore, potential impacts associated with soil erosion, soil loss, and sedimentation as a result of the construction activities related to proposed site improvements would be less than significant.

⁷ Napa County Environmental Sensitivity Maps: Alquist-Priolo fault, West Napa Fault and Faults layers.

⁸ Napa County Resource Maps: Landslide-Line, Landslide Polygon, and Liquefaction

- c. As stated above in Section VI(a), there is no presence of landslides within the subject parcel. A Grading Permit is required, in addition to permanent erosion control measures or BMP, which would adequately address any potential soil instability. This project would not result in significant events of on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse.
- d. The project would not be located on expansive soils⁹.therefore, no impacts are anticipated
- e. The project does not propose the construction of septic tanks or alternative wastewater disposal systems, therefore there will be no impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a, b. Chemicals are routinely stored and mixed onsite for application on the golf course and domestic landscaping; however, the project would not result in increases in chemicals stored or mixed beyond those currently used onsite. The project would include temporary transport and use of fuel for equipment related to construction of the proposed project. A large scale spill is highly unlikely because the size and scale of the proposed project (i.e. activities associated with project implementation, and maintenance and operations) would not require the use and storage of large quantities of potentially hazardous materials capable of affecting soil, groundwater, or the public; however, inadvertent spills of minimal quantities are possible. Use of best management practices (BMPs) during earthmoving, grading and trenching activities would minimize the potential for incidental spills. Implementation of **Mitigation Measure HHM- 1** would ensure that the potential for an accidental spill are minimized, thereby reducing this potential impact to a less than significant level.

Mitigation Measure HHM-1

The owner/operator shall implement the following Best Management Practices (BMPs) during construction activities to minimize the potential for incidental spills:

- a. Workers shall follow manufacturer's recommendations on use, storage and disposal of chemical products;

⁹ Napa County Resource Maps: Soils layer.

- b. Workers shall avoid overtopping fuel gas tanks and use automatic shutoff nozzles where available;
- c. During routine maintenance of equipment, properly contain and remove grease and oils;
- d. Discarded containers of fuel and other chemicals shall be properly disposed of;
- e. Spill containment features shall be installed at the project site wherever chemicals are stored overnight;
- f. All refueling, maintenance of vehicles and other equipment, handling of hazardous materials, and staging areas shall occur at least 100 feet from Hagen Creek, tributaries, existing groundwater well(s), the proposed reservoir, and any other watercourses to avoid the potential for risk of surface and groundwater contamination;
- g. To prevent the accidental discharge of fuel or other fluids associated with vehicles and other equipment, all workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.

c-d. The project site is not located within a quarter mile of a school or included on a list of hazardous materials sites. The proposed project site was identified on hazardous site database; however, the site has now been closed (NAPA0141). There are three known hazardous facilities within 1 miles of the project site. The facilities have been identified as agricultural underground storage tanks. Based on the proximity of known active sites, the risk associated with those sites would be considered very low based on the proximity to the project site. Additionally, based on the current closed status of the onsite facility, potential risks would also be considered very low; therefore, there would be no potential impacts to environmental resources or sensitive receptors such as schools.

e-h. The project site is not located within 2 miles of an airport land use plan or private airstrip that would result in a safety hazard to people working within the project area. The project would not interfere with emergency response and/or emergency evacuation plans or expose people or structures to significant wild-land fire risks, because the project does not include the construction of any structures. Existing driveways and roadways would continue to allow adequate emergency access to the site.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The proposed project shall be designed with site specific Stormwater Quality Management Plan (SQMP) developed to prevent pollutants associated with reservoir construction activities from contacting storm water and prevent sediments from moving off-site into any receiving waters. The SQMP will include Best Management Practices (BMPs) that are consistent with County Code Sections 18.108.070 and 16.28, as well as, with the New Development and Redevelopment, and the Erosion and Sediment Control Field Manual. The SQMP required for the reservoir construction would ensure that potential impacts to water quality of the site and to downstream receptors associated with the proposed reservoir would be reduced to less than significant levels.
- b. The parcel is located within the Hagen and Tulucay Creek drainage basins, totaling $\pm 5,353$ -acres, of which 3,885 acres is located within the MST groundwater basin. As part of an irrigation efficiency evaluation, it was determined that the Front Nine and some domestic, currently irrigate with groundwater from two onsite groundwater wells. The Front Nine uses up to 79.9 af of groundwater water annually, supplied by an onsite irrigation well. The second groundwater well supplies 3.2 af of groundwater to domestic use, including the clubhouse, pool, tennis facilities, and two on-course restrooms. A Phase I Water Study was conducted for the holding, determining that the allowable groundwater allotment for the holding is 55.07 af per year (af/yr). Currently the holding exceeds its allowable groundwater allotment by 28.03 af/yr.

Groundwater is currently stored in a 200,000 gallon onsite water storage tank, supplying water to the Front Nine only. The Back Nine is irrigated with surface water stored in five ponds located south of the County Club. Two of those ponds have appropriative rights through the California Regional Water Quality Control Board, Division of Water Rights for surface water storage and use in irrigating the Back Nine (Appropriative License No. 13612 (A29017) and Appropriative Permit No. 20811 (A30303)) (see **Figure 4**). The project proposes to increase groundwater storage capacity by an additional ± 12 af/yr to be pumped from the existing onsite groundwater irrigation well. The applicant proposes to pump water to fill the proposed reservoir during winter months only to reduce potential impacts to offsite domestic groundwater wells.

In addition, based on the findings of the irrigation efficiency evaluation, the project proposes to upgrade the existing irrigation system for both the Front and Back Nine. Through implementation of the proposed irrigation system upgrade, the project would reduce current surface and groundwater usage annually by 28.4 af (see **Table 1**). Pre-project water use averages ± 200 af/yr of surface and groundwater for irrigation and domestic uses for the holding. Through implementation of the proposed irrigation system upgrade, post project water use would decrease by 28.4 af/yr for a total average annual water use of 171.5 af of surface and groundwater.

Table 1
The Pre- and Post Groundwater and Surface Water Uses

Water	Pre- Project		Total	Post Project		Total		
Area of Use & Source	Domestic ⁽¹⁾	Irrigation ⁽²⁾	Existing Water Usage	Domestic	Irrigation	Long-Term Projections	Post Project Reduction	% Reduction
Front Nine								
Groundwater	3.2	79.9	83.1	3.2	65.5 ⁽³⁾	68.7	14.4	17.3%
Back Nine								
Surface Water	0.0	116.8	116.8	0.0	102.8 ⁽⁴⁾	102.8	14.0	12.0%
Total Water Use			199.9			171.5	28.4	14.2%
⁽¹⁾ Average 2,850 gallons per day (or 3.2 af per year) for all domestic use facilities, including the clubhouse, pool, tennis facilities, and two (2) on course restrooms. ⁽²⁾ Based on 2006 usage, reported October 2007. Usage includes golf course and landscape irrigation ⁽³⁾ 17.3% (14.4 af/yr) reduction from pre-project groundwater usage ⁽⁴⁾ 12% (14.0 af/yr) reduction from pre-project surface water usage.								

Source: Napa Valley Vineyard Engineering, 2008

As previously mentioned, water demand for existing uses is estimated to be approximately 28.03 af/yr above the "fair-share" standards established by the Napa County Department of Public Works. Implementation of the proposed project would reduce the duration and need to pump groundwater throughout a twelve month period, by storing an additional ± 12 af per year in the proposed reservoir. Additionally, by upgrading the existing inefficient irrigation system, the holding would reduce water use by 28.4 af annually, meeting their "fair-share". However, implementation of **Mitigation Measure HWQ-1** shall provide the County with continued groundwater data collection to ensure continued groundwater availability on- and offsite.

Mitigation Measure HWQ-1

The permittee shall be required (at the permittee's expense) to collect bi-monthly well monitoring data to provided to the Napa County Public Works Department and Environmental Management Department for the duration of pumping from the groundwater irrigation well. At which time the proposed reservoir has been filled to capacity, and pumping of the irrigation well has ceased; well monitoring data shall be collected and provided monthly. Groundwater well monitoring data shall be used to determine that water usage within the Front Nine is affecting, or would potentially affect groundwater supplies onsite or to nearby offsite wells. Data monitoring shall include, but may not be limited to, static water levels for both the irrigation and domestic water wells, water extraction volumes for the irrigation well, and duration of extraction for the irrigation well. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed.

Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the permit would significantly affect the groundwater basin, the Director of Environmental Management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit if approved, as necessary to meet requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the Director has provided notice and the opportunity for hearing in compliance with County Code Section 13.15-.070.G-K.

- c-e. The project site is not located in an area of a planned stormwater drainage system. The project site is not directly served by a stormwater drainage system; however, the project site drains towards to the east towards Hagen Creek and one tributary. The project proposes to convert non-native grassland to a ± 12 af reservoir, potentially altering the natural pattern of surface runoff. Therefore, prior to commencement, construction details for proposed reservoir, including overflow, containment and location of all project related trenching will be incorporate into the final design as part of the Grading Permit Application, and the results of a geotechnical evaluation which shall be prepared and submitted as required for review by the Napa County Public Works Department and the Conservation, Development and Planning Department. Also see the discussion in **subsection f** below regarding impacts related to polluted runoff.
- f. The project would not have an adverse impact on water quality because the SQMP required for construction of the reservoir would be designed with BMPs, as outlined in the New Development and Redevelopment, and the Erosion and Sediment Control Field Manual to keep polluted runoff and sediment from leaving the project area. As discussed in section VII – Hazard and Hazardous Materials, the project proposes the use of potentially hazardous materials during construction activities (i.e. oil and transmission fluids). Implementation of **Mitigation Measure HHM-1**, which requires all refueling, maintenance of vehicles and other equipment, handling of hazardous materials, and staging areas to be located at least 100 feet from water resources (Hagen Creek and its tributaries, groundwater well, and any other watercourses) to avoid the potential for risk of surface and groundwater contamination, will facilitate increased water infiltration so that chemicals associated with construction activities can be trapped and degraded in buffer soil and vegetation. Therefore, the effect of the proposed project in conjunction with **Mitigation Measures HHM-1** would result in a less than significant impact on water quality.
- g-j. The project involves the construction of a reservoir and upgrade of the existing irrigation system; and therefore, would not create housing. The project area is located approximately 500 feet east of the FEMA 100-year flood zone along Hagen Creek (Napa County GIS, FEMA Flood Zone layer); therefore, there would be no impacts within flood hazard areas to people or structures due to flooding. The project area is not located within in a dam or levee failure inundation area (Napa County Sensitivity Maps, Dam/Levee Failure Inundation Areas); therefore, no impacts to people or structures due to dam or levee failure inundation are anticipated. The project site is not located in an area subject to seiche or tsunami (Napa County General Plan - Safety Element. pg. 10-20). The gently sloping hillsides on which the reservoir would be constructed would not expose people or improvements to mudflows; therefore, no impacts are anticipated.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX.	LAND USE AND PLANNING. Would the project:				
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project would not physically divide an established community. The project is located within an area of ±183 acres of two parcels. Existing uses consist of country club, golf course, 7 reservoirs, and two (2) groundwater wells. The nearest off-site residences to the proposed vineyard blocks are approximately 150 feet to the west and over 225 feet to the north, east, and south. Therefore, there would be no impacts resulting from implementation of the project on established communities.
- b. The project complies with applicable sections of the Napa County Code, and has been analyzed for consistency with the 2008 General Plan. The project has been found consistent with General Plan Goals and Policies, including but not limited to the following applicable Conservation Element Policies through implementation of **Mitigation Measures BIO-1, BIO-2, HHM-1 and HWQ-1**:
- The project is consistent with **CON-4** and **CON-6**, which specify that projects located within domestic watershed shall preserve watershed open space by imposing conditions limiting development in environmentally sensitive areas such as near watercourses.
 - The project is consistent with **CON-45**, which specifies protection of the County's domestic supply drainages by preserving vegetation through buffers and erosion control measures to ensure continued clean and reliable drinking water.
 - The project is consistent with **CON-13** and **CON-16**, requiring that all discretionary permits avoid impacts to fisheries and wildlife habitat to the maximum extent feasible by requiring evaluation of biological resources.

The project proposes to maintain minimum setbacks from the streams up to 45 feet and oak woodland through implementation of Mitigation Measures BIO-1 and BIO-2, to reduce potential biological impacts to a level of less than significant. The project would not conflict with any other applicable land use plans, policies, or regulations of any agencies with jurisdiction over the project.

- c. There are no habitat conservation plans or natural community conservation plans applicable to the project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-b. The project does not take place in the area of a known mineral resource of value to the region or state or within the area of a known mineral resource recovery site¹⁰.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹⁰ Napa County Baseline Data Report, Mines and Mineral Deposits, Figure 2-2, November 2005 (referenced herein, available for review at the Napa County Conservation, Development & Planning Department or at www.co.napa.ca.us).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a, c. Activities associated with reservoir construction and upgrade of the irrigation system, including earthmoving and subsequent maintenance and operations could generate noise levels above existing conditions. However, increases in noise levels would be temporary and seasonal, not a long-term permanent increase, and are considered typical and reasonable for construction activities. Pursuant to Section 18.108.070.L of the County Code (Erosion Hazard Areas) earthmoving activities cannot be preformed from October 15th to April 1st of the proceeding year; therefore, construction is anticipated to be completed during one grading season. Implementation of measures contained in the County Noise Ordinance for construction-related noise, such as muffling equipment, and restrictions on the hours of construction activities would minimize the temporary increases in noise; thus, there would be a less than a significant impact.
- b. This project would not result in the generation of excessive groundborne vibrations or groundborne noise levels. The distance to neighboring properties would limit the number of people who could potentially be exposed to such noise levels or vibrations to those who work on the subject property. Any substantial vibrations or noise levels would be generated during reservoir construction activities, and would not be excessive for such a project. Maintenance and operation activities would be similar to the current levels associated with the existing reservoirs and irrigation system. This project is anticipated to have less than significant impacts with respect to exposure of people to excessive groundborne vibrations or noise levels.
- d. During reservoir construction, site preparation, and upgrade of the irrigation system, the use of heavy equipment could result in a temporary increase in ambient noise levels in the vicinity of the project site. Compliance with measures identified in the County's noise ordinance for construction-related noise, such as a limitation of hours of construction activity and muffling of equipment, would result in temporary noise impacts that are less than significant.
- e-f. The project is not located within an area covered by an airport land use plan, nor is it within two miles of a public airport or public-use airport. The project is within the vicinity of a private airstrip; however, the project does not propose activities that would expose people residing in or working in the project area to excessive noise levels.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a. The project involves earthmoving, excavation and trenching associated with the construction of a new reservoir and upgrade of the existing irrigation system within the holding. The project does not involve the construction of new homes, businesses, or new roads. The project does propose extension of existing onsite infrastructure from the existing groundwater well and proposed irrigation system to and from the proposed reservoir. Implementation of the project would generate temporary employee opportunities; however, it is anticipated that the applicant will hire consultants with specialized training to construct the reservoir, using existing employees. The NVCC shall use existing employees to replace and upgrade the irrigation system. Therefore, no impacts are anticipated to induce population growth directly or indirectly.

b-c. Implementation of the proposed project would not result in the displacement of existing housing or people; therefore, there would be no impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a. The proposed project would not result in an increase in the demand for public services and facilities; therefore, no impact to public services would result. Public services are already provided to the site. The project would not increase the risk of fires and an increased demand for services at the site is not expected. Furthermore, it will not increase the demand for fire protection or police protection, would not support any residential demand that would place additional burdens on the local schools and parks, and would not require any new or expanded governmental services or facilities.

- Fire protection: The project would have no new impact with regards to fire protection services.
- Police protection: The project would not result in any new impacts with regards to police services. The project would not require any additional services from police services.
- Schools: The project would not require the development of any new schools or adversely impact the service of existing schools.
- Parks: The project would not require the development of any new parks or adversely impact existing parks.
- Other public facilities: There is nothing included in this proposal that indicates any impact on any other public facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a, b. This applicant proposes the construction of a ±12 af reservoir and upgrade of the existing irrigation system within the holding. There are no portions of the proposed project, nor would any foreseeable results thereof, significantly increase the use of existing recreational facilities. This project does not include recreational facilities that would have a significant adverse effect on the environment.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-b. The proposed project is expected to generate approximately 5 to 10 trips per day during construction, for anticipated work crews of between 5 and 10 employees. Vehicular equipment anticipated for project implementation includes a tractor/trailer, a D8 bulldozer, compactor, backhoe, excavator, pick-up trucks, and water truck. Construction traffic would be intermittent throughout the non-peak hours generally arriving around 6 - 7 a.m. and departing around 2-3 p.m.

The nearest roadway where traffic data is available is Hagen Road, which is located directly north of the project site. The Average Daily Traffic (ADT) volume for Hagen Road is approximately 1,383 vehicles: peak hour traffic volume is approximately 1,480 vehicles. Daily and peak hour traffic capacity for Hagen Road is 15,600 vehicles. This portion of Hagen Road operates at a Level of Service (LOS) B for both daily and peak hour traffic (Napa County Baseline Data Report Version 1, Nov., 2005: Transportation and Circulation Technical Report, Fehr & Peers 2003).

Considering traffic generated by construction of the proposed project, would introduce a negligible number of new trips to the subject parcel (a maximum of approximately 10 trips a day occurring during construction, which is the equivalent of a single family home) and that these activities would occur on a temporary basis that generally commence prior to and end before peak hours, traffic impacts are considered to be less than significant in that they would not substantially increase the traffic load or negatively affect the current LOS of Hagen Road and/or surrounding roadways.

- c. The project is located over two-miles from any private airstrip. The project does not propose construction or activities that would result in impacts to air traffic patterns or increased safety risks.
- d. The project would not result in increased hazards due to design features or incompatible uses. No incompatible uses are proposed or expected to arise from the use of the proposed development.
- e. The existing driveway off Hagen Road and secondary access point off Rapp Lane would provide adequate emergency access.
- f. The project would not result in inadequate parking capacity. There is adequate room on-site in existing employee and maintenance parking for vehicles related to earthmoving, excavation and trenching associated with proposed project.
- g. There are no such policies, plans, or programs that are applicable to this project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project would not exceed wastewater treatment requirements as established by the Regional Water Quality Control Board. The project does not propose the
- b. Implementation of the project would not result in the construction or expansion of water or wastewater treatment facilities because it would not generate wastewater and an existing well would provide irrigation water to the vineyard: resulting in no impact.
- c. The project does not require the construction of a new storm water drainage facility, and there are no existing facilities in the area.
- d. Discussion of water availability and water use is discussed in greater detail in **Section VIII. Hydrology and Water Quality**. The proposed ±12 af reservoir would be supplied by an existing on-site well. As discussed in **Section VIII.b**, the subject parcel's estimated water use would be below the existing water use; however, water usage exceeds established threshold for this property determined by the Groundwater Ordinance. However, as previously discussed, the NVCC has been irrigating the front nine for approximately 30 years with groundwater supplied by an onsite well. In an effort to reduce groundwater usage, the project proposes the upgrade of existing irrigation system piping. The system upgrade would reduce water usage by 28.4 af per year for the holding, and 14.4 af of groundwater used to irrigate the Front Nine. In combination with **Mitigation Measure HWQ-1**, implementation of the proposed project would result in a less than significant impact on water supplies.
- e. The project generates no wastewater that would require treatment; therefore, it will have no impact on wastewater treatment providers.
- f. Implementation of the project would have no impact on existing landfills. Solid waste generated during construction activities (i.e. broken pipe, fittings, trellis, end posts, etc.) would be negligible.
- g. The California Integrated Waste Management Board is responsible for guaranteeing the proper storage and transportation of solid waste, by providing standards for storage and transportation of solid waste containing toxic materials generated by urban and industrial users. The applicant/owner would be required to comply with these regulations; however, the project does not propose the storage or transportation of solid waste. There is no impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a. The project proposes to the conversion of approximately 0.30 gross acres of non-native grassland to a ±12 af reservoir and reshaping of Fairway #7. The project also proposes trenching associated with the upgrade of existing irrigation pipeline; however, potential impacts are considered negligible. Based on the review of County Sensitivity Maps, the subject parcel does not contain any special-status plant or animal species listed as rare, threatened or endangered in California or elsewhere. Based on past alterations to the project site, it's likely that the project site provides only limited habitat value for wildlife based on its proximity to oak woodland. However, where necessary measures have been included to mitigate potentially significant impacts (see **Section IV, Biological Resources, Mitigation Measures BIO 1 to BIO-2; Section V Cultural Resources, Mitigation Measure CR-1, Section VII Hazards and Hazardous Materials, Mitigation Measure HHM-1, and Section VIII Hydrology and Water Quality HWQ-1**), to a less than significant level. Therefore; a less than significant impact is anticipated to the quality of the environment, wildlife species, cultural resources or geology and soil.
- b. Cumulative impacts refers to two or more individual effects which, when considered together, could result in potentially significant environmental effects. As mentioned, the holding is located in the sub-watersheds identified by the Napa County Conservation, Development, and Planning Department as Hagen Creek and Tulucay Creek Drainages totaling 5,353 acres with 3,885 acres located within the MST. The project proposes a long-term groundwater storage facility proposed to hold up to 12 acre annually, which will not result in increased groundwater uses beyond existing conditions. In fact, the project proposed the upgrade of the existing irrigation system in an effort to conserve up to 28.4 af of groundwater and surface water per year.

Additionally, the project impacts have been analyzed to determine the potential individual or cumulatively considerable impacts as a result of project implementation. The following areas of analysis were determined to be less than significant. The periodic use of lighting at the site would not create a substantial source of light nor would the periodic glare from vehicles or construction equipment. The potential contribution to temporary and permanent aesthetic impacts associated with the project would be rendered less than cumulatively considerable. The potential contribution to air quality impacts associated with this project would be rendered less than cumulatively considerable through implementation of the standard conditions of approval (refer to **Section III**). As discussed in subsection (a) above, the findings of the biological review for this project found that the site is predominately non-native grassland that has been previously disturbed. The proposed project would not result in the permanent removal of natural habitat. There were no occurrences of special-status species observed within the project site that would result in a cumulatively considerable impact to biological resources. There are no documented cultural resources within the project area. Any impacts to cultural resources would be rendered less than cumulatively considerable through implementation of standard conditions of approval (refer to **Section V**). The project is not anticipated to result in significant impacts related to soil loss or sediment production that would adversely impact off-site resources through preparation and implementation of the SQMP, which is required for construction of the proposed reservoir that would be designed using BMPs outlined in the New Development and Redevelopment, and Erosion and Sediment Control Field Manual. There are three watercourses located onsite, including Hagen Creek and two unnamed tributaries. One unnamed tributary is located 45 feet west of the proposed reservoir, which will be fenced off using construction fencing and silt fencing to prevent potential sediment and runoff from reaching the stream (refer to **Section VIII, Hydrology and Water Quality Mitigation Measure HWQ-1**). The project engineer has demonstrated that the proposed project would not exceed existing groundwater usage; however, the project does exceed its allowable "fair share" threshold by 28.03 af/yr for the holding. The proposed upgrade to the existing irrigation system is anticipated to reduce groundwater and surface water usage by 28.4 af annually, of which groundwater usage will be reduce by 14.4. af (or 17.3%). Based on known water usage,

allowable water through water right permits, and implementation of the proposed project, the project's impact on groundwater would not be considered cumulatively considerable. This project would generate noise levels that are considered normal and reasonable for temporary construction activities. The potential contribution to noise impacts is considered less than cumulatively considerable. Traffic related to construction would not increase by a discernible amount to be considered cumulatively considerable. The effect of the relatively low and off-peak vehicle trips associated with the project is considered less than cumulative considerable. In conclusion, impacts associated with this project that may be individually limited, but cumulatively considerable, would be less than significant.

- c. The project would not create any environmental effects that would result in substantial adverse impacts on humans, directly or indirectly. No impacts can be expected to occur off-site. Use of the property would be activities at a level of intensity considered normal and reasonable for an existing golf course and country club.

Figures:

Figure 1: Site Vicinity Map

Figure 2: Project Location Map

Figure 3: Site Plan Map and Irrigation Lake (proposed Lake E) Layout

Figure 4: Division of Water Rights Permit #s 20314 and 20811 with Map to accompany Appropriative Application 30303

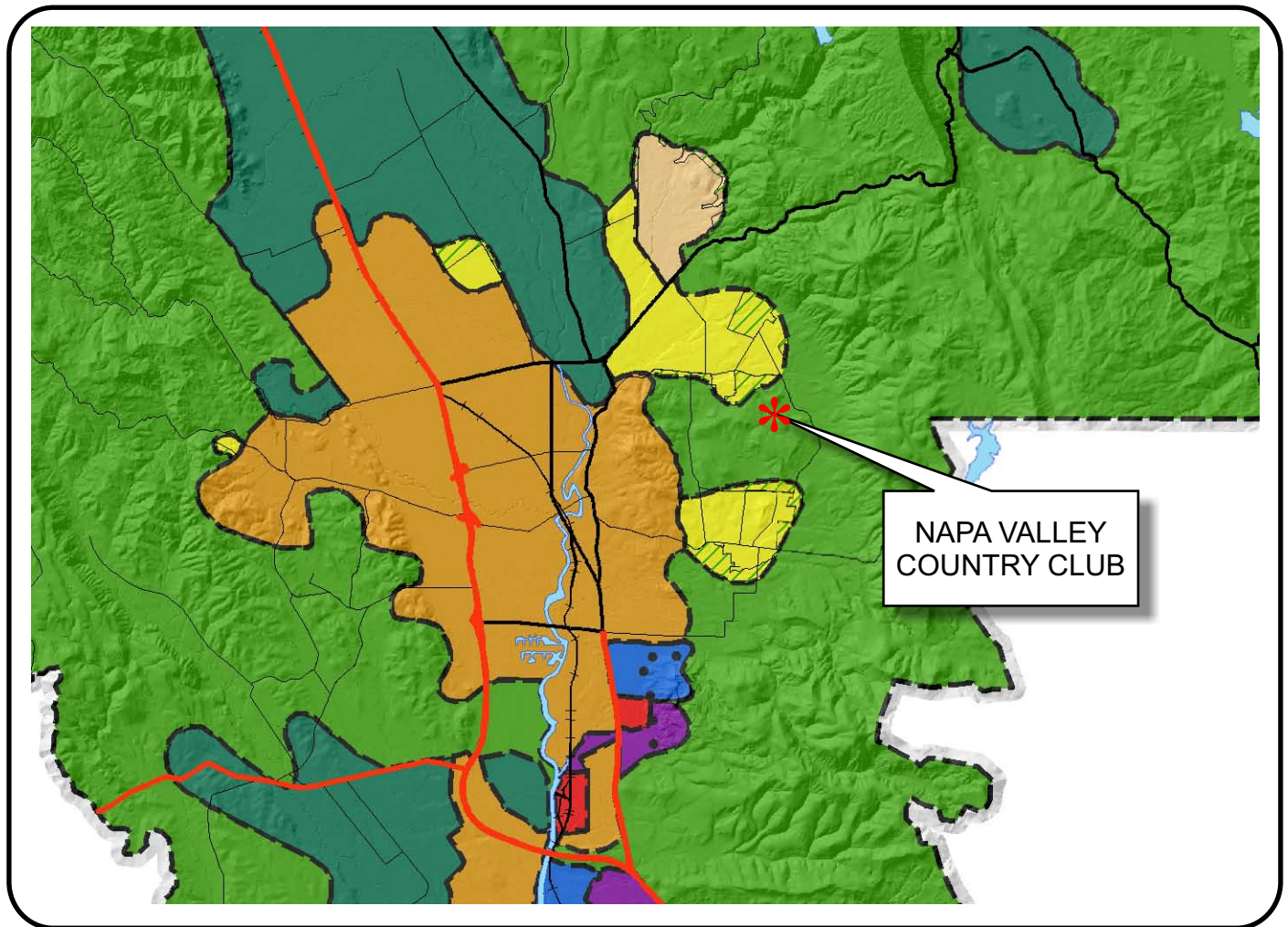
Attachment:

Attachment A: Mitigation Monitoring and Reporting Program

Figure 1

Site Vicinity Map

NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Cities
- Urban Residential *
- Rural Residential *
- Industrial
- Public-Institutional
- Study Area

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
052-130-041
052-170-044
04-15-2009
4C,5D MOD

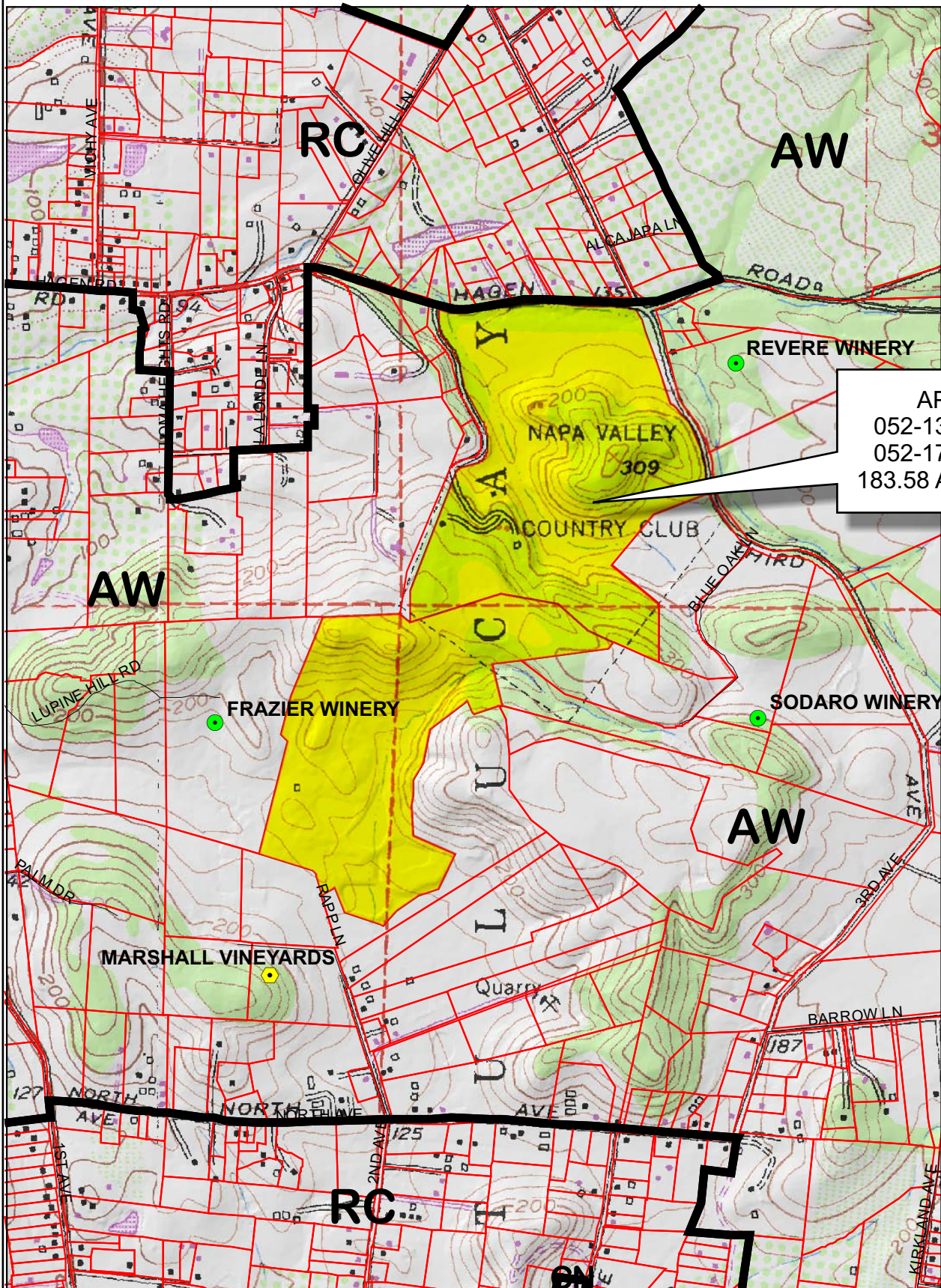
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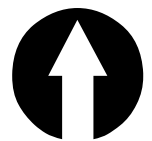
Figure 2

Project Location Map

NAPA VALLEY COUNTRY CLUB



APN
052-130-041
052-170-044
183.58 Ac. Total



Legend

Wineries in Vicinity

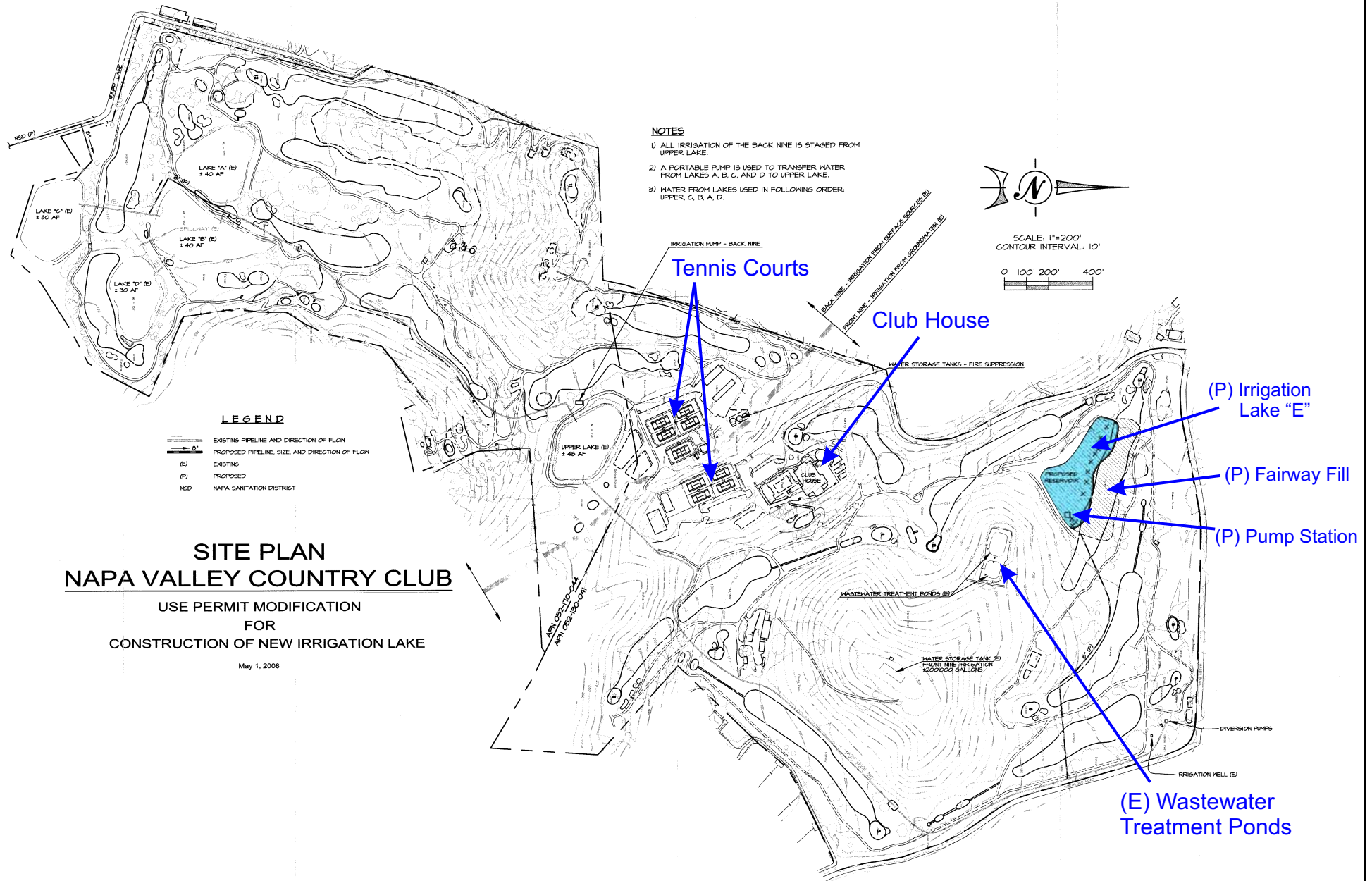
- Producing
- Approved
- Pending
- Zoning
- Parcels

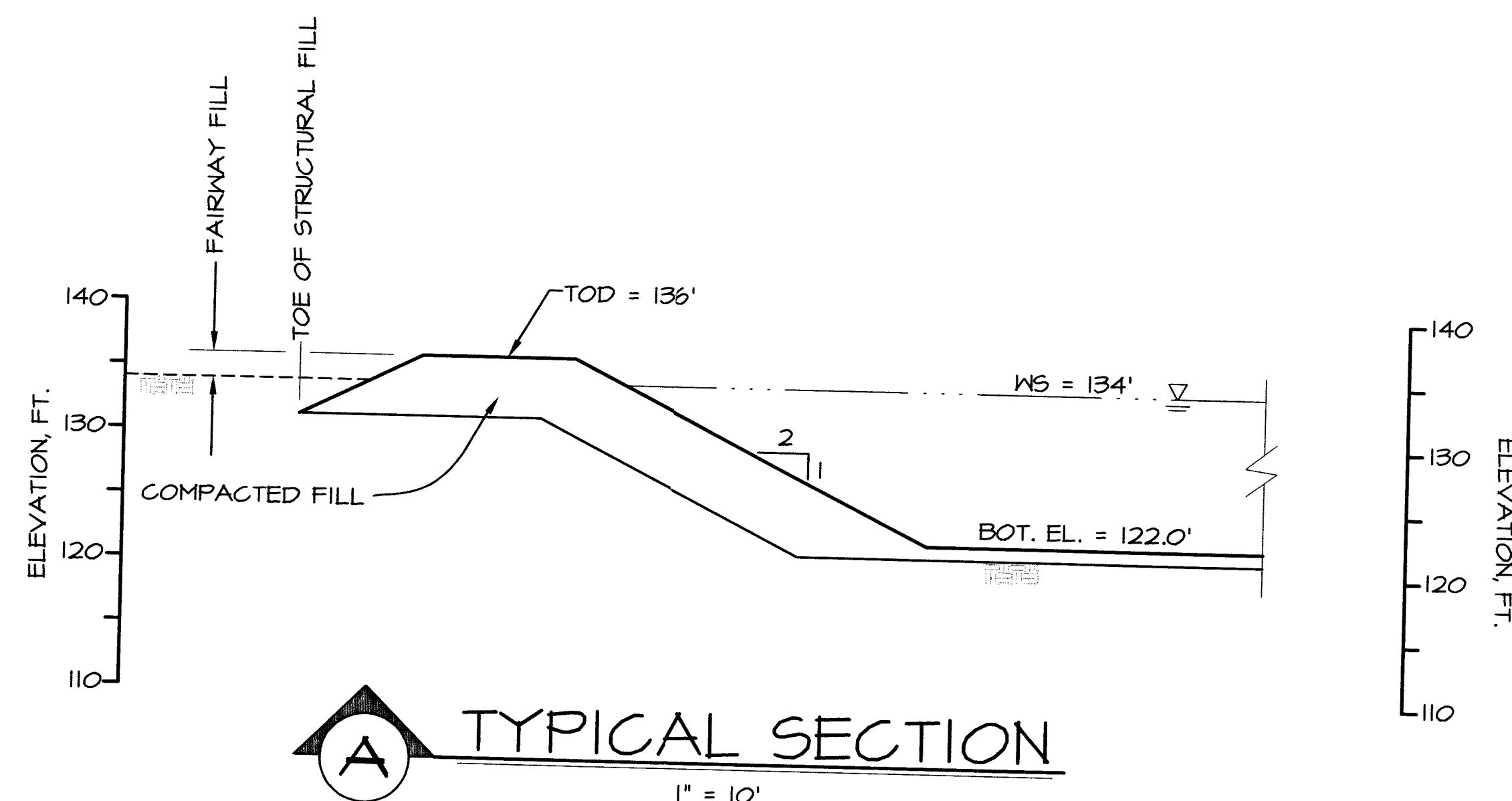
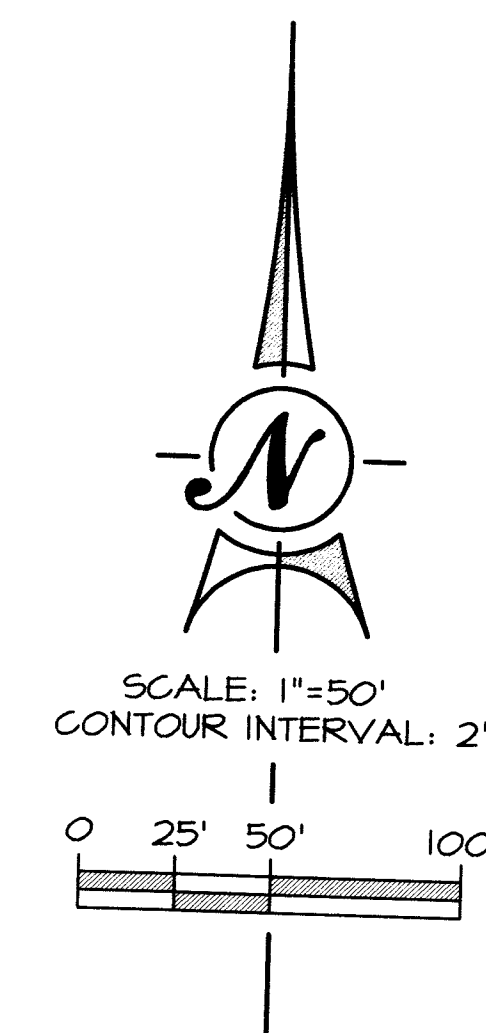
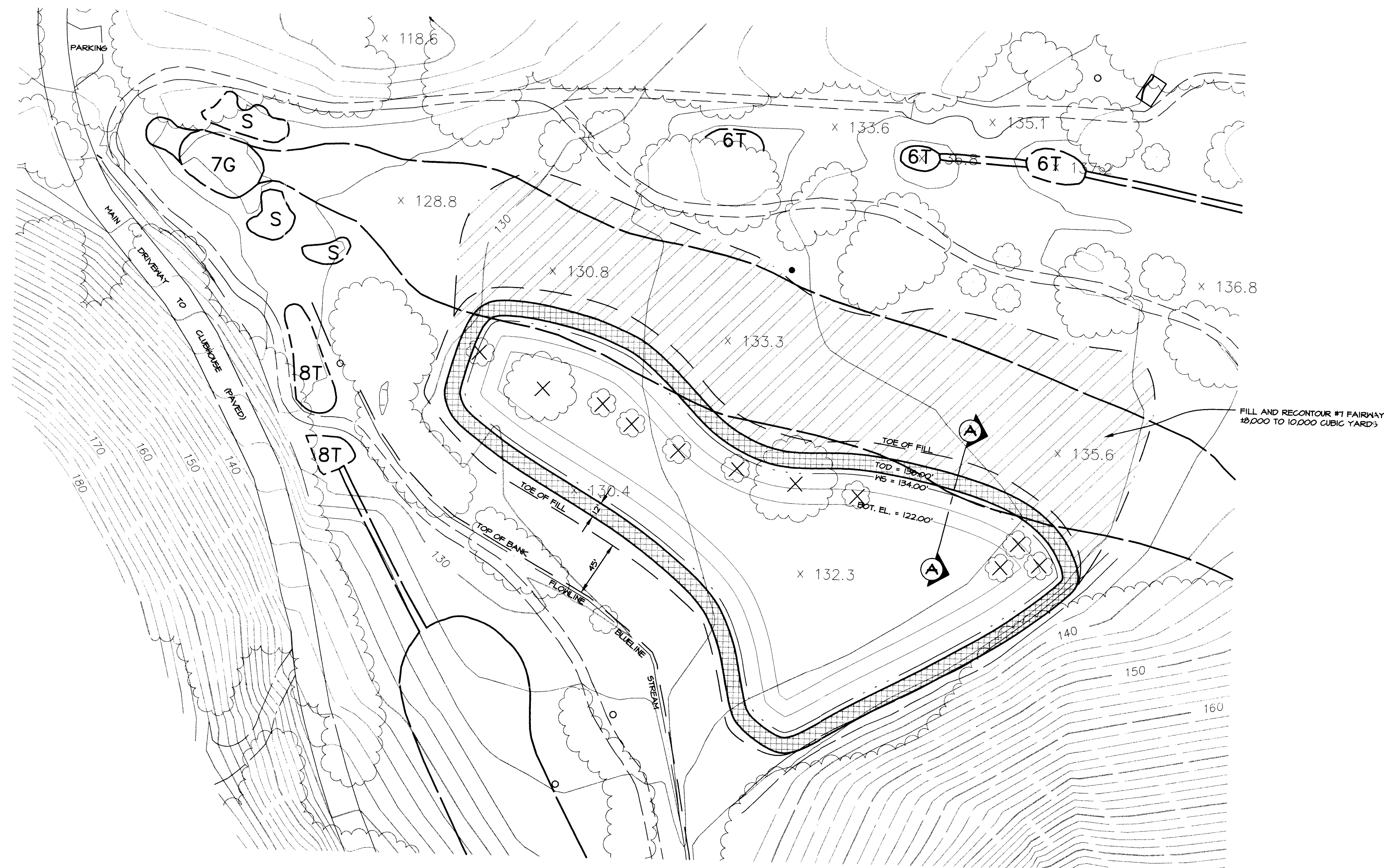
0 600 1,200 2,400 3,600 4,800 Feet

Figure 3

Site Plan Map & Irrigation Lake Layout
(proposed Lake E)

NAPA VALLEY COUNTRY CLUB



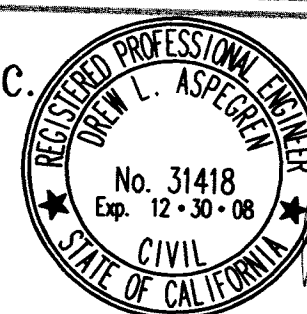


- LEGEND**
- ORNAMENTAL TREES TO BE REMOVED
 - T TEE BOX
 - G GREEN
 - S SAND TRAP
 - TOD TOP OF DIKE
 - OG, ~~OG~~ ORIGINAL GROUND
 - WS MAXIMUM WATER SURFACE

REV.	DESCRIPTION	BY	DATE

This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of Napa Valley Vineyard Engineering, Inc., and are not to be used, in whole or part, for any other project without written authorization from Napa Valley Vineyard Engineering, Inc.

Napa Valley Vineyard Engineering, Inc.
176 Main St., Suite B
St. Helena, CA 94574
(707) 963 4927



DATE May 1, 2008 SCALE AS SHOWN
DRAWN TPO CHECKED DUN
APPROVED
DREW L. ASPEGREN, PE R.C.E. 31418

NAPA VALLEY COUNTRY CLUB
3385 HAGEN ROAD
APN: 052-130-041

IRRIGATION LAKE
LAYOUT

SHEET

1

Figure 4

Diversion of Water Rights Permit #20314 and
20811 and Map to accompany
Appropriative Application 30303



STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD

DIVISION OF WATER RIGHTS

License for Diversion and Use of Water

RECEIVED
Napa Valley Country Club Water Rights License
OCT 27 2005
NVVE

APPLICATION 29017
Page 1 of 4

PERMIT 20314

LICENSE **13612**

THIS IS TO CERTIFY, That

Napa Valley Country Club
c/o Drew Aspegren,
Napa Valley Vineyard Engineering, Inc.
176 Main Street, Suite B
St. Helena, CA 94574

has made proof as of **July 31, 2002** (the date of inspection) to the satisfaction of the State Water Resources Control Board (SWRCB) of a right to the use of the waters of **(1) (2) 2 Unnamed Streams in Napa County**

tributary to **(1) Sarco Creek thence Milliken Creek thence Napa River and (2) Tulucay Creek thence Napa River**

for the purpose of **Irrigation, Fire Protection, and Recreational uses**

under **Permit 20314** of the SWRCB; that the right to the use of this water has been perfected in accordance with the laws of California, the Regulations of the SWRCB, and the permit terms; that the priority of this right dates from **April 29, 1987**; and that the amount of water to which this right is entitled and hereby confirmed is limited to the amount actually beneficially used for the stated purposes and shall not exceed a **total of ninety-seven (97) acre-feet per annum to be collected from September 1 of each year to June 1 of the succeeding year as follows: (1) 48 acre-feet per annum in Upper Lake, (2) 25 acre-feet per annum in Lake A, and (3) 24 acre-feet per annum in Lake B. The maximum withdrawal in any one year shall not exceed 97 acre-feet from all reservoirs.**

The capacity of Upper Lake covered by this license shall not exceed 48 acre-feet.

The maximum instantaneous rate of diversion to offstream storage shall not exceed 2.73 cubic feet per second.

This license does not authorize collection of water to storage outside of the specified season to offset evaporation and seepage losses or for any other purpose.

THE POINT OF DIVERSION TO OFFSTREAM STORAGE OF SUCH WATER IS LOCATED:

- (1) By California Coordinate System of 1927, Zone 2, North 238,981 feet and East 1,932,246 feet, being within NE¼ of SW¼ of projected Section 31, T6N, R3W, MDB&M.

THE POINT OF DIVERSION, REDIVERSION AND STORAGE OF SUCH WATER IS LOCATED:

- (2) Lake B - By California Coordinate System of 1927, Zone 2, North 234,521 feet and East 1,929,937 feet, being within SE¼ of NE¼ of projected Section 1, T5N, R4W, MDB&M.

THE POINT OF REDIVERSION AND PLACE OF STORAGE OF SUCH WATER IS LOCATED:

At Upper Lake located within NW¼ of NW¼ of projected Section 6, T5N, R3W, MDB&M and SW¼ of SW¼ of projected Section 31, T6N, R3W, MDB&M.

THE PLACE OF STORAGE OF SUCH WATER IS LOCATED:

At Lake A located within SE¼ of NE¼ of projected Section 1, T5N, R4W, MDB&M.

A DESCRIPTION OF THE LANDS OR THE PLACE WHERE SUCH WATER IS PUT TO BENEFICIAL USE IS AS FOLLOWS:

Fire Protection and Recreational uses at Upper Lake within NW¼ of NW¼ of projected Section 6, T5N, R3W, MDB&M and SW¼ of SW¼ of projected Section 31, T6N, R3W, MDB&M, and Lake A and Lake B both within SE¼ of NE¼ of projected Section 1, T5N, R4W, MDB&M, and Irrigation as follows:

- 11.5 acres within NE¼ of NE¼ of projected Section 1, T5N, R4W, MDB&M
- 10.2 acres within SE¼ of NE¼ of projected Section 1, T5N, R4W, MDB&M
- 6.7 acres within NW¼ of NW¼ of projected Section 6, T5N, R3W, MDB&M
- 4.3 acres within SW¼ of NW¼ of projected Section 6, T5N, R3W, MDB&M
- 5.9 acres within SW¼ of SW¼ of projected Section 31, T6N, R3W, MDB&M

38.6 acres total, as shown on map on file with the SWRCB.

Licensee shall install and maintain outlet pipes of adequate capacity in the dams as near as practicable to the bottom of the natural stream channel, or provide other means satisfactory to the Chief of the Division of Water Rights, in order that water entering the reservoirs which is not authorized for appropriation under this license may be released.

(0050043)

For the protection of steelhead trout, nongame fish, and wildlife, the licensee shall, at a point within 50 feet of Point of Diversion Number 1 on the unnamed tributary to Sarco Creek, bypass a minimum of 1.5 cubic feet per second. The total streamflow shall be bypassed whenever it is less than the designated rate.

(0140060)

No water shall be diverted under this license unless the licensee has installed a device, satisfactory to the Chief of the Division of Water Rights, which is capable of measuring the flows required by the conditions of this license. The measuring device shall be properly maintained.

(0060062)

In compliance with Fish and Game Code section 5943, if storage of water authorized by this license is on a stream naturally frequented by fish, licensee shall accord to the public, for the purpose of fishing, reasonable right of access to the waters impounded by these dams during the open season for the taking of fish, subject to the regulations of the State Fish and Game Commission.

(0030064)

The right hereby confirmed to the diversion and use of water is restricted to the point or points of diversion herein specified and to the lands or place of use herein described.

Reports shall be filed promptly by the licensee on the appropriate forms which will be provided for the purpose from time to time by the SWRCB.

Licensee shall allow representatives of the SWRCB and other parties, as may be authorized from time to time by the SWRCB, reasonable access to project works to determine compliance with the terms of this license.

Pursuant to Water Code sections 100 and 275 and the common law public trust doctrine, all rights and privileges under this license, including method of diversion, method of use, and quantity of water diverted, are subject to the continuing authority of the SWRCB in accordance with law and in the interest of the public welfare to protect public trust uses and to prevent waste, unreasonable use, unreasonable method of use, or unreasonable method of diversion of said water.

The continuing authority of the SWRCB may be exercised by imposing specific requirements over and above those contained in this license with a view to eliminating waste of water and to meeting the reasonable water requirements of licensee without unreasonable draft on the source. Licensee may be required to implement a water conservation plan, features of which may include but not necessarily be limited to: (1) reusing or reclaiming the water allocated; (2) using water reclaimed by another entity instead of all or part of the water allocated; (3) restricting diversions so as to eliminate agricultural tailwater or to reduce return flow; (4) suppressing evaporation losses from water surfaces; (5) controlling phreatophytic growth; and (6) installing, maintaining, and operating efficient water measuring devices to assure compliance with the quantity limitations of this license and to determine accurately water use as against reasonable water requirement for the authorized project. No action will be taken pursuant to this paragraph unless the SWRCB determines, after notice to affected parties and opportunity for hearing, that such specific requirements are physically and financially feasible and are appropriate to the particular situation.

The continuing authority of the SWRCB also may be exercised by imposing further limitations on the diversion and use of water by the licensee in order to protect public trust uses. No action will be taken pursuant to this paragraph unless the SWRCB determines, after notice to affected parties and opportunity for hearing, that such action is consistent with California Constitution article X, section 2; is consistent with the public interest and is necessary to preserve or restore the uses protected by the public trust.

The quantity of water diverted under this license is subject to modification by the SWRCB if, after notice to the licensee and an opportunity for hearing, the SWRCB finds that such modification is necessary to meet water quality objectives in water quality control plans which have been or hereafter may be established or modified pursuant to division 7 of the Water Code. No action will be taken pursuant to this paragraph unless the SWRCB finds that: (1) adequate waste discharge requirements have been prescribed and are in effect with respect to all waste discharges which have any substantial effect upon water quality in the area involved, and (2) the water quality objectives cannot be achieved solely through the control of waste discharges.

This license does not authorize any act which results in the taking of a threatened or endangered species or any act which is now prohibited, or becomes prohibited in the future, under either the California Endangered Species Act (Fish and Game Code sections 2050 to 2097) or the federal Endangered Species Act (16 U.S.C.A. sections 1531 to 1544). If a "take" will result from any act authorized under this water right, the licensee shall obtain authorization for an incidental take prior to construction or operation of the project. Licensee shall be responsible for meeting all requirements of the applicable Endangered Species Act for the project authorized under this license.

If construction or rehabilitation work is required for the diversion works covered by this license within the bed, channel, or bank of the affected water body, the licensee shall enter into a streambed or lake alteration agreement with the State Department of Fish and Game. Licensee shall submit a copy of the agreement, or waiver thereof, to the Division of Water Rights prior to commencement of work. Compliance with the terms and conditions of the agreement is the responsibility of the licensee.

This license is granted and the licensee accepts all rights herein confirmed subject to the following provisions of the Water Code:

Section 1625. Each license shall be in such form and contain such terms as may be prescribed by the SWRCB.

Section 1626. All licenses shall be under the terms and conditions of this division (of the Water Code).

Section 1627. A license shall be effective for such time as the water actually appropriated under it is used for a useful and beneficial purpose in conformity with this division (of the Water Code) but no longer.

Section 1628. Every license shall include the enumeration of conditions therein which in substance shall include all of the provisions of this article (of the Water Code) and the statement that any appropriator of water to whom a license is issued takes the license subject to the conditions therein expressed.

Section 1629. Every licensee, if he accepts a license, does so under the conditions precedent that no value whatsoever in excess of the actual amount paid to the State therefor shall at any time be assigned to or claimed for any license granted or issued under the provisions of this division (of the Water Code), or for any rights granted or acquired under the provisions of this division (of the Water Code), in respect to the regulation by any competent public authority of the services or the price of the services to be rendered by any licensee or by the holder of any rights granted or acquired under the provisions of this division (of the Water Code) or in respect to any valuation for purposes of sale to or purchase, whether through condemnation proceedings or otherwise, by the State or any city, city and county, municipal water district, irrigation district, lighting district, or any political subdivision of the State, of the rights and property of any licensee, or the possessor of any rights granted, issued, or acquired under the provisions of this division (of the Water Code).

Section 1630. At any time after the expiration of twenty years after the granting of a license, the State or any city, city and county, municipal water district, irrigation district, lighting district, or any political subdivision of the State shall have the right to purchase the works and property occupied and used under the license and the works built or constructed for the enjoyment of the rights granted under the license.

Section 1631. In the event that the State, or any city, city and county, municipal water district, irrigation district, lighting district, or political subdivision of the State so desiring to purchase and the owner of the works and property cannot agree upon the purchase price, the price shall be determined in such manner as is now or may hereafter be provided by law for determining the value of property taken in eminent domain proceedings.

STATE WATER RESOURCES CONTROL BOARD

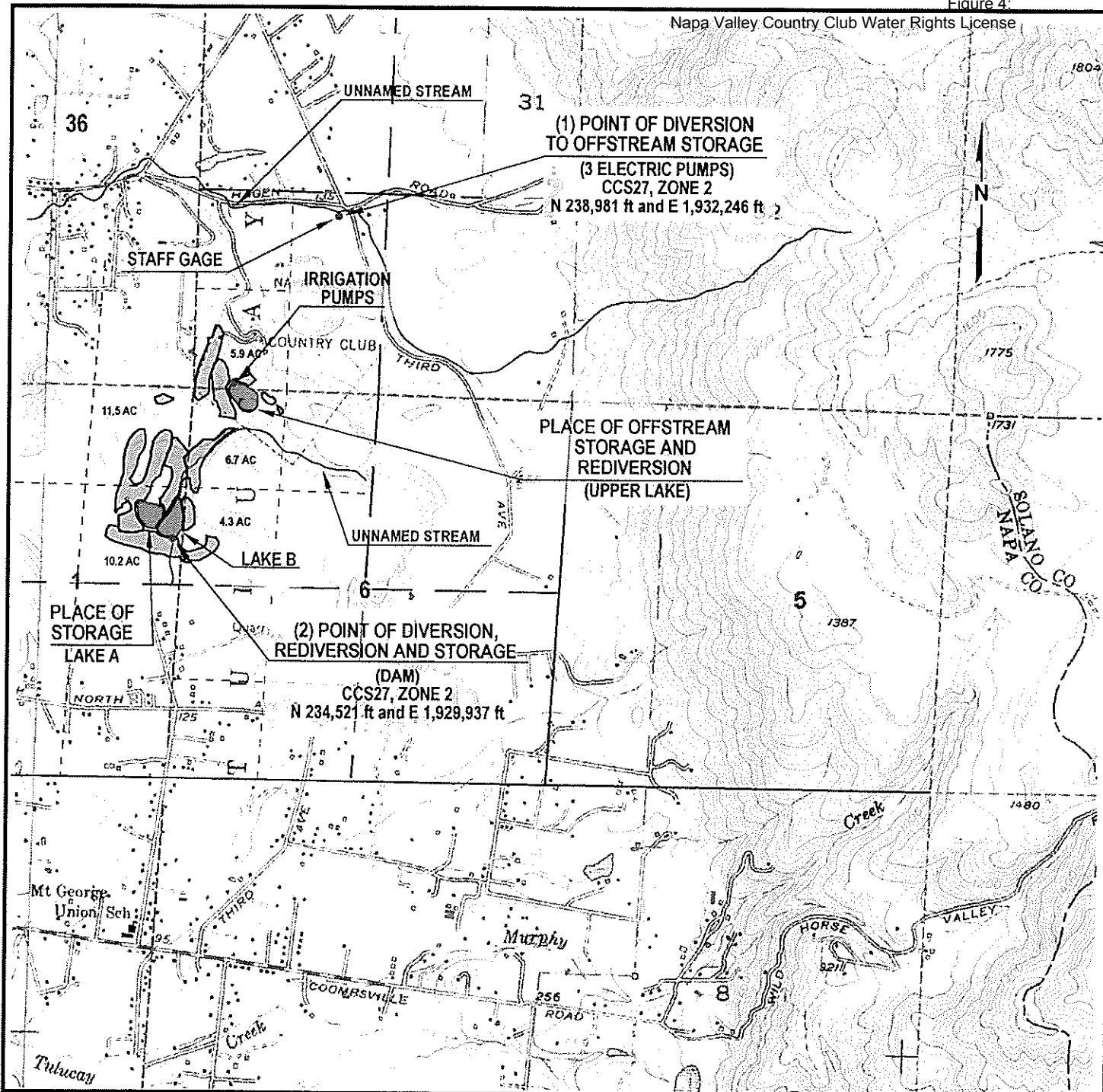
**ORIGINAL SIGNED BY
JOHN O'HAGAN FOR:**

*Victoria A. Whitney, Chief
Division of Water Rights*

Dated: OCT 18 2005

Figure 4:

Napa Valley Country Club Water Rights License



OWNER NAPA VALLEY COUNTRY CLUB

SOURCE (1) & (2) UNNAMED STREAMS

POINTS OF DIVERSION

WITHIN (1) NE 1/4 OF SW 1/4 OF OF PROJECTED
(2) SE 1/4 OF NE 1/4 OF OF PROJECTEDSECTIONS (1) 31, T6N, R3W, MDB&M
(2) 1, T5N, R4W, MDB&M

COUNTY OF NAPA

STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS

APPLICATION NO. 29017

PERMIT NO. 20314

LICENSE

13612

U.S.G.S. QUAD MT. GEORGE

DATE:

SCALE: 1:24,000

DATE:

4/04

DRAWN:

CWW

CHECKED:

SMC

Note: This map does not constitute a public land survey as defined by California Business & Professions Code section 8726. It has been prepared for descriptive purposes only.

STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
STATE WATER RESOURCES CONTROL BOARD

DIVISION OF WATER RIGHTS

PERMIT FOR DIVERSION AND USE OF WATER

PERMIT 20811

Application 30303 of Napa Valley Country Club

3385 Hagen Road, Napa, CA 94558

filed on November 15, 1993, has been approved by the State Water Resources Control Board
SUBJECT TO PRIOR RIGHTS and to the limitations and conditions of this permit.

Permittee is hereby authorized to divert and use water as follows:

1. Source:

Tributary to:

Unnamed Stream (POD No. 1)

Sarco Creek thence

Milliken Creek thence

Napa River

Unnamed Stream (POD No. 2 & 3)

Tulucay Creek thence

Napa River

2. Location of point of diversion:	40-acre subdivision of public land survey or projection thereof	Section	Township	Range	Base and Meridian
1) North 239,000 feet and East 1,932,450 feet	NE $\frac{1}{4}$ of SW $\frac{1}{4}$	31	6N	3W	MD
<u>LAKE B</u> 2) North 234, 400 feet and East 1,930,025 feet	SE $\frac{1}{4}$ of NE $\frac{1}{4}$	1	5N	4W	MD
<u>LAKE C</u> 3) North 234,050 feet and East 1,930,050 feet all by California Coordinate System, Zone 2	SE $\frac{1}{4}$ of NE $\frac{1}{4}$	1	5N	4W	MD

County of Napa

3. Purpose of use:	4. Place of use:	Section	Township	Range	Base and Meridian	Acres
Irrigation	NW $\frac{1}{4}$ of SW $\frac{1}{4}$	31	6N	3W	MD	10
	NE $\frac{1}{4}$ of SW $\frac{1}{4}$	31	6N	3W	MD	10
	SE $\frac{1}{4}$ of SW $\frac{1}{4}$	31	6N	3W	MD	10
	SW $\frac{1}{4}$ of SW $\frac{1}{4}$	31	6N	3W	MD	15
	NW $\frac{1}{4}$ of NW $\frac{1}{4}$	6	5N	3W	MD	10
	NE $\frac{1}{4}$ of NE $\frac{1}{4}$	1	5N	4W	MD	15
	SE $\frac{1}{4}$ of NE $\frac{1}{4}$	1	5N	4W	MD	15
	SW $\frac{1}{4}$ of NW $\frac{1}{4}$	6	5N	3W	MD	5
					TOTAL	90

The place of use is shown on map on file with the State Water Resources Control Board.

5. The water appropriated shall be limited to the quantity which can be beneficially used and shall not exceed a total of 189 acre-feet per annum to be collected from September 1 of each year to June 1 of the succeeding year as follows: 15 acre-feet per annum in Lake A, 16 acre-feet per annum in Lake B, 49 acre-feet per annum in Lake C, 60 acre-feet per annum in Lake D, and 49 acre-feet per annum in Lake E.

(0000005)

This permit does not authorize collection of water to storage outside of the specified season to offset evaporation and seepage losses or for any other purpose.

(000005I)

The maximum rate of diversion to offstream storage shall not exceed 3 cubic feet per second from POD #1 and 3 cubic feet per second from POD #2.

(000005J)

6. The amount authorized for appropriation may be reduced in the license if investigation warrants.

(0000006)

7. Construction work shall be prosecuted with reasonable diligence and shall be completed by December 31, 2000.

(0000008)

8. Complete application of the water to the authorized use shall be made by December 31, 2004.

(0000009)

9. Progress reports shall be submitted promptly by permittee when requested by the State Water Resources Control Board until a license is issued.

(0000010)

10. Permittee shall allow representatives of the State Water Resources Control Board and other parties, as may be authorized from time to time by said Board, reasonable access to project works to determine compliance with the terms of this permit.

(0000011)

11. Pursuant to California Water Code Sections 100 and 275, and the common law public trust doctrine, all rights and privileges under this permit and under any license issued pursuant thereto, including method of diversion, method of use, and quantity of water diverted, are subject to the continuing authority of the State Water Resources Control Board in accordance with law and in the interest of the public welfare to protect public trust uses and to prevent waste, unreasonable use, unreasonable method of use or unreasonable method of diversion of said water.

The continuing authority of the Board may be exercised by imposing specific requirements over and above those contained in this permit with a view to eliminating waste of water and to meeting the reasonable water requirements of permittee without unreasonable draft on the source. Permittee may be required to implement a water conservation plan, features of which may include but not necessarily be limited to (1) reusing or reclaiming the water allocated; (2) using water reclaimed by another entity instead of all or part of the water allocated; (3) restricting diversions so as to eliminate agricultural tailwater or to reduce return flow; (4) suppressing evaporation losses from water surfaces; (5) controlling phreatophytic growth; and (6) installing, maintaining, and operating efficient water measuring devices to assure compliance with the quantity limitations of this permit and to determine accurately water use as against reasonable water requirements for the authorized project. No action will be taken pursuant to this paragraph unless the Board determines, after notice to affected parties and opportunity for hearing, that such specific requirements are physically and financially feasible and are appropriate to the particular situation.

The continuing authority of the Board also may be exercised by imposing further limitations on the diversion and use of water by the permittee in order to protect public trust uses. No action will be taken pursuant to this paragraph unless the Board determines, after notice to affected parties and opportunity for hearing, that such action is consistent with California Constitution Article X, Section 2; is consistent with the public interest; and is necessary to preserve or restore the uses protected by the public trust.

(0000012)

12. The quantity of water diverted under this permit and under any license issued pursuant thereto is subject to modification by the State Water Resources Control Board if, after notice to the permittee and an opportunity for hearing, the Board finds that such modification is necessary to meet water quality objectives in water quality control plans which have been or hereafter may be established or modified pursuant to Division 7 of the Water Code. No action will be taken pursuant to this paragraph unless the Board finds that (1) adequate waste discharge requirements have been prescribed and are in effect with respect to all waste discharges which have any substantial effect upon water quality in the area involved, and (2) the water quality objectives cannot be achieved solely through the control of waste discharges.

(0000013)

13. Permittee shall install and maintain an outlet pipe of adequate capacity in the dam as near as practicable to the bottom of the natural stream channel in order that water entering the Lake C which is not authorized for appropriation under this permit may be released. Before starting construction, permittee shall submit plans and specifications of the outlet pipe to the Chief of the Division of Water Rights for approval. Before storing water in the reservoir, permittee shall furnish evidence which substantiates that the outlet pipe has been installed in the dam. Evidence shall include photographs showing completed works or certification by a registered Civil or Agricultural Engineer. (0050043)
14. For the protection of steelhead trout, nongame fish and wildlife, the permittee shall, at a point within 50 feet downstream of Point of Diversion on Unnamed Stream tributary to Sarco Creek, bypass a minimum of 1.5 cubic feet per second. If the streamflow is less than this amount, then the entire streamflow shall be bypassed. These flows shall be bypassed during the entire diversion and storage season. (0140060)
15. Permittee shall install a streamflow measurement device satisfactory to the State Water Resources Control Board, which is capable of measuring the flows required by the conditions of this permit. Permittee is required to maintain the flow measuring device at all times in such a manner that bypass flows required under this permit can be measured. (0060062)
16. In accordance with Section 1601, 1603, and/or Section 6100 of the Fish and Game Code, no work shall be started on the diversion works and no water shall be diverted under this permit until permittee has entered into a stream or lake alteration agreement with the California Department of Fish and Game and/or the Department has determined that measures to protect fishlife have been incorporated into the plans for construction of such diversion works. Construction, operation, and maintenance costs of a required facility are the responsibility of the permittee. (0000063)
17. This permit is specifically subject to any legally held prior right of Mr. Jerry Linstad under appropriation issued pursuant to Permit 18572 (Application 27151). (000T001)
(016T001)
18. Prior to construction, permittee shall submit a copy of the approved Erosion Control Plan, required by the Napa County Conservation Ordinance, and a copy of the required Grading Permit to the Chief of the Division of Water Rights. (0400500)
19. Prior to construction, and no later than six months of permit issuance, permittee shall prepare a wetland mitigation plan which provides for a 1:1 replacement ratio for wetlands lost as a result of this project. The wetland plan shall: 1) indicate where the reconstructed wetlands will be located and how water will be insured in perpetuity to maintain the created wetland, 2) include measures to establish riparian tree and shrub cover in the drainage channel, 3) include monitoring and performance standards to document that the wetlands created are equivalent to those lost.

Application 30303

Permit 20811

The wetland mitigation and monitoring plan shall be approved by the California Department of Fish and Game and then submitted to the Chief of the Division of Water Rights. (0400500)
(0450500)

This permit is issued and permittee takes it subject to the following provisions of the Water Code:

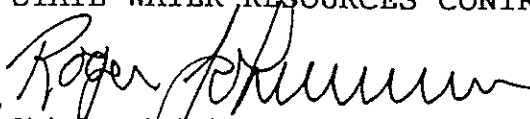
Section 1390. A permit shall be effective for such time as the water actually appropriated under it is used for a useful and beneficial purpose in conformity with this division (of the Water Code), but no longer.

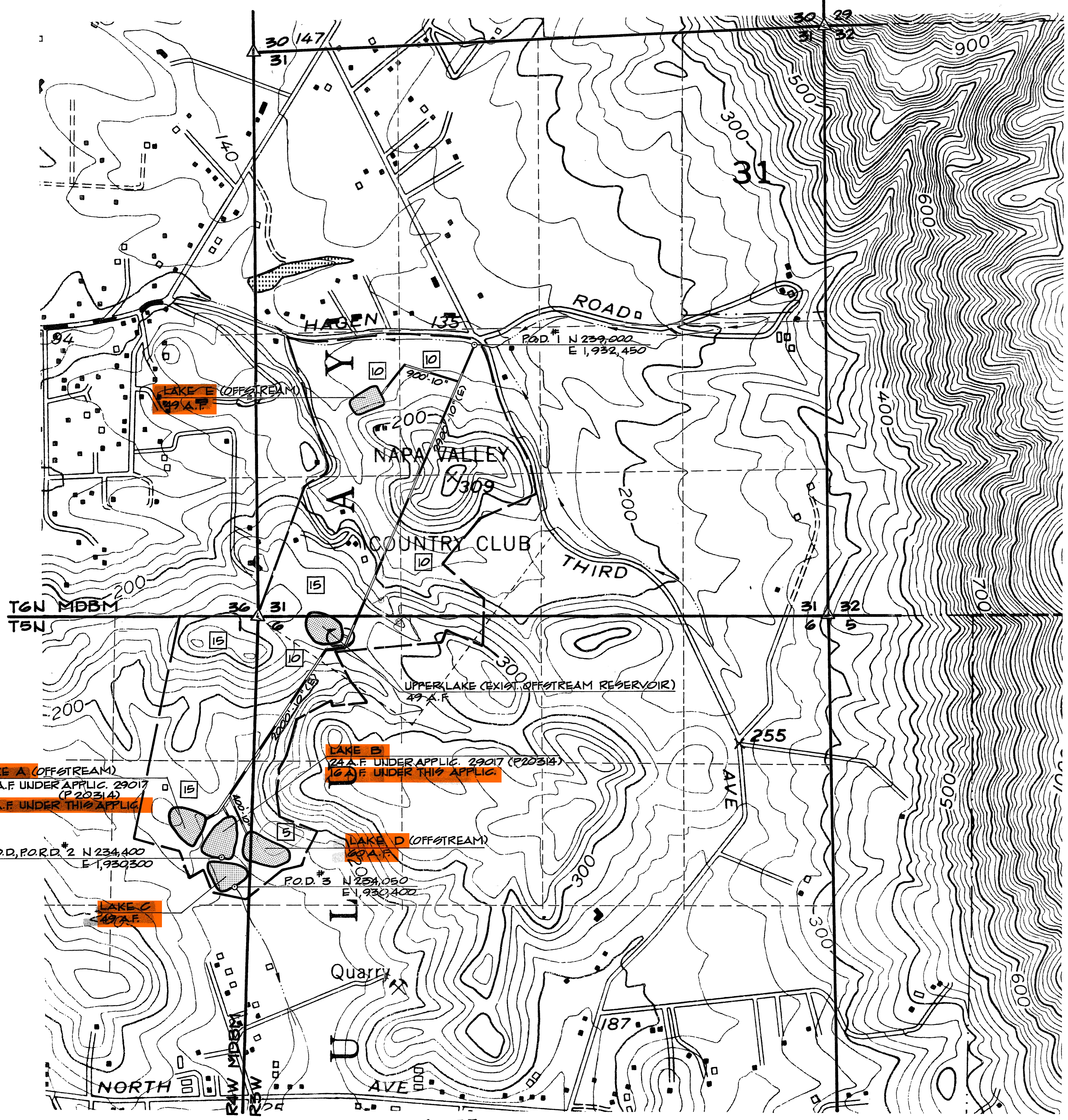
Section 1391. Every permit shall include the enumeration of conditions therein which in substance shall include all of the provisions of this article and the statement that any appropriator of water to whom a permit is issued takes it subject to the conditions therein expressed.

Section 1392. Every permittee, if he accepts a permit, does so under the conditions precedent that no value whatsoever in excess of the actual amount paid to the State therefor shall at any time be assigned to or claimed for any permit granted or issued under the provisions of this division (of the Water Code), or for any rights granted or acquired under the provisions of this division (of the Water Code), in respect to the regulation by any competent public authority of the services or the price of the services to be rendered by any permittee or by the holder of any rights granted or acquired under the provisions of this division (of the Water Code) or in respect to any valuation for purposes of sale to or purchase, whether through condemnation proceedings or otherwise, by the State or any city, city and county, municipal water district, irrigation district, lighting district, or any political subdivision of the State, of the rights and property of any permittee, or the possessor of any rights granted, issued, or acquired under the provisions of this division (of the Water Code).

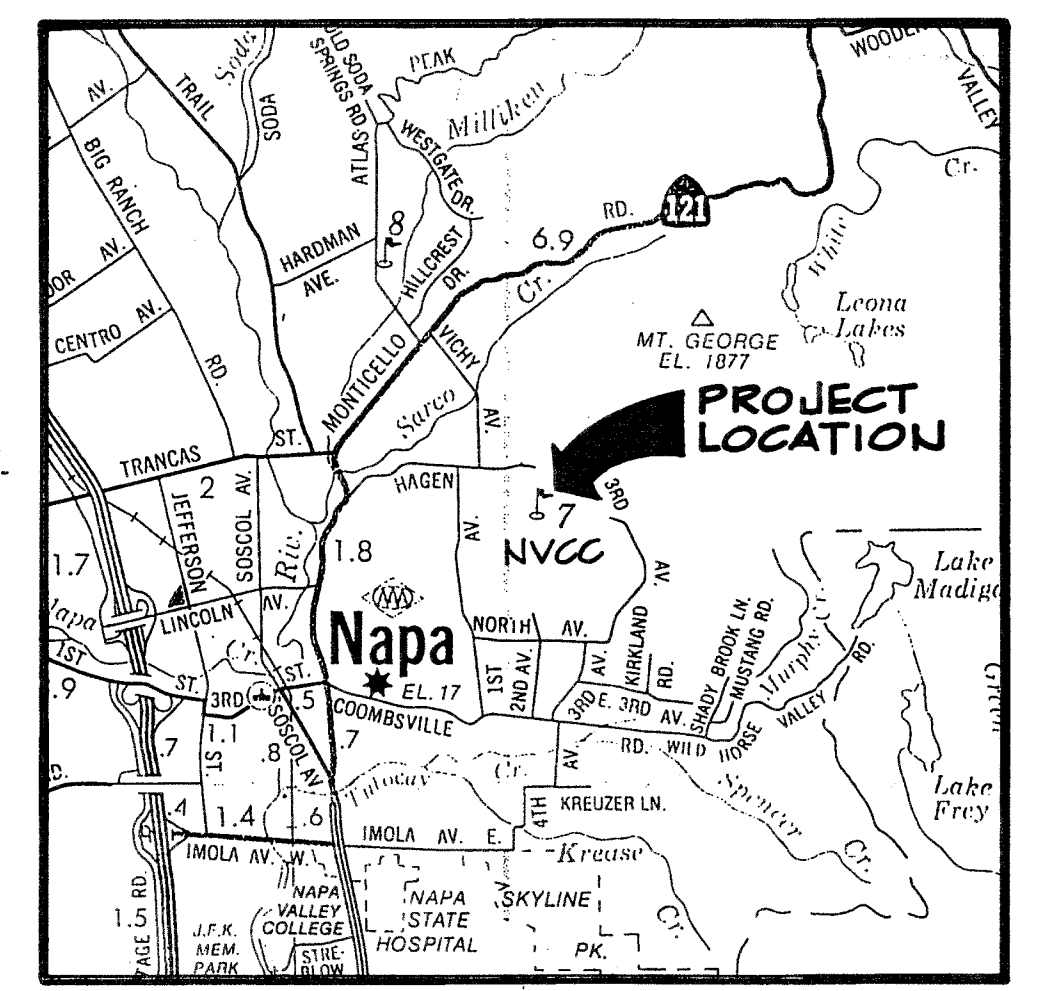
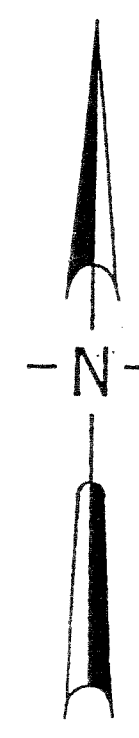
Dated: NOVEMBER 6 1995

STATE WATER RESOURCES CONTROL BOARD


Chief, Division of Water Rights



SITE MAP



VICINITY MAP
NTS

LEGEND

- AREA OF USE
- △ SECTION CORNER, MAY BE PROJECTED
- SECTION LINE, MAY BE PROJECTED
- QUARTER-QUARTER SECTION LINE
- [8] ACREAGE OF USE WITHIN 40 ACRE TRACT
- P.O.D. POINT OF DIVERSION
- P.O.R.D. POINT OF REDIVERSION
- PIPELINE, DIRECTION OF FLOW
- [Hatched Box] WATER STORAGE RESERVOIR
- 400'-10" 400' OF 10" PIPE
- A.F. ACRE FEET
- (E) EXISTING

THE TOPOGRAPHIC AND CONTOUR INFORMATION, SHOWN AS SCREENED BACKGROUND, IS A PORTION OF THE MT. GEORGE QUADRANGLE 7.5 MINUTE SERIES 1951, PHOTOINSPECTED 1973 ENLARGED TO THE SCALE SHOWN.

SECTIONS PROJECTED INTO TULUCAY RANCHO

COORDINATE GRID BASED ON CALIFORNIA COORDINATE SYSTEM ZONE 3

CONTOUR INTERVAL = 20'

REV.	DESCRIPTION	BY	DATE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF NAPA VALLEY VINEYARD ENGINEERING, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF NAPA VALLEY VINEYARD ENGINEERING, INC.

Napa Valley Vineyard Engineering, Inc.
176 Main St., Suite B
St. Helena
California 94574
(707) 963-4927

DATE:	SCALE: 1" = 500'
DRAWN: TPO	CHECKED: DLW
APPROVED:	
DREW L. ASPEGREN	R.C.E. 31418

**NAPA VALLEY
COUNTRY CLUB**

**MAP TO ACCOMPANY
APPROPRIATIVE APPLICATION
30303**

SHEET:
1
OF: **1**

ATTACHMENT A

MITIGATION, MONITORING AND
REPORTING PROGRAM

**Napa Valley Country Club Use Permit Major Modification
#P08-00381-MOD
Mitigation Monitoring and Reporting Program**

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
IMPACT IV b): Biological Resources. Installation of #P08-00381-MOD would have the potential to affect an unnamed blue-lined stream.	Mitigation Measure BIO-1: The Napa County Resource Maps identified one unnamed blue-lined stream within 100 feet of the proposed reservoir that shall be avoided by a minimum 45 foot stream setback as measured in accordance with the Napa County Conservation Code Section 18.108.025. The following measure shall be incorporated to protect the unnamed blue-line stream and tributaries: <ul style="list-style-type: none"> Protective construction fencing shall be installed to identify the boundary of the stream setback to the outermost boundary prior to the commencement of grading and/or earthmoving activities. The protective construction fencing shall be maintain and remain in place until all excavation, grading, and the Napa County Public Works Department has deemed the reservoir complete. 	Prior to and throughout the duration of earthmoving and grading activities associated with the proposed reservoir, the Applicant/Owner shall implement Measure BIO-1 to be inspected by Napa County. Schedule Fencing Installation: two weeks prior to earthmoving activities.	P	CD	PC, CPI Date Complete: _/_/_

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/Completion
IMPACT IV b): Biological Resources. Installation of #P08-00381-MOD would have the potential to affect a wooded knoll.	MITIGATION MEASURE BIO-2 Trees proposed for retention that are located to the southeast of the project on the wooded knoll shall be avoided, including any trees with trunks located outside the project boundary that have driplines that extend into the proposed project area. Prior to any earthmoving activities, construction fencing (or equivalent barricades) shall be placed at a minimum distance of 5 feet outside the outboard driplines of the trees to be retained located to the southeast of the project on the wooded knoll for the duration of earthmoving and construction activities associated with the project. The placement of such fencing shall be inspected and its location approved by Napa County prior to commencing any ground disturbing activity. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the driplines of those trees to be retained for the duration of construction activities.	Applicant/owner shall implement Measures BIO-2 , to retain/preserve the wooded knoll located in the vicinity of the proposed reservoir, by installing, prior to earthmoving activities, protective temporary fencing in accordance with the tree mitigation. Schedule Fencing Installation: two weeks prior to earthmoving activities.	P	CD	PC, CPI Date Complete: ____/____/____
IMPACT V a-d): Cultural Resources. Installation of #P08-00381-MOD has the potential to affect archaeological, unique paleontological resource and human remains.	Mitigation Measure CR-1 The owner shall implement the following elements to avoid disturbance to archaeological, unique paleontological resource and human remains: <ul style="list-style-type: none"> In accordance with CEQA Subsection 15064.5(f), should any previously unknown historic or prehistoric resources, including but not limited to charcoal, obsidian or chert flakes, grinding bowls, shell fragments, bone, pockets of dark, friable solids, glass, metal, ceramics, wood or similar debris, be discovered during grading, trenching or other on-site excavation(s), earth work within 100-feet of these materials shall be stopped until a professional archaeologist certified by the Registry of Professional Archaeologists (RPA) has had an opportunity to evaluate the significance of the find and suggest appropriate 	Applicant/owner shall implement Measure CR-1 by adhering to the mitigation measures set forth throughout the duration of ground disturbing activity of #P06-01421.	P	CD	CPI Date Complete: ____/____/____

Notes: P = Permittee, CD = Conservation Division, RCD = Resource Conservation District, AG = Agricultural Commissioner, CDFG = California Dept of Fish & Game, USFWS = US Fish and Wildlife Service, USACE = US Army Corp of Engineers, CT = CALTRANS, EMD = Environmental Management, PW = Public Works Dept, PE/G = Project Engineer/Geologist
 PC = Prior to Project Commencement CPI = Construction Period Inspections FI = Final Inspection OG = Ongoing

Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	<p>mitigation(s), as determined necessary.</p> <ul style="list-style-type: none"> If human remains are encountered the Napa County Coroner shall be informed to determine if an investigation of the cause of death is required and/or if the remains are of Native American origin. Pursuant to Public Resources Code Section 5097.98, if such remains are of Native American origin the nearest tribal relatives as determined by the State Native American Heritage Commission will be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity. All persons working on-site shall be bound by contract and instructed in the field to adhere to these provisions and restrictions. 				
<p>IMPACT VI a-b): Hazards and Hazardous Materials.</p> <p>Installation of #P06-01421 has the potential risk of incidental spills.</p>	<p>MITIGATION MEASURE HHM-1</p> <p>The owner/operator shall implement the following Best Management Practices (BMPs) during construction activities, to minimize the potential for incidental spills:</p> <ol style="list-style-type: none"> Workers shall follow manufacturer's recommendations on use, storage and disposal of chemical products; Workers shall avoid overtopping fuel gas tanks and use automatic shutoff nozzles where available; During routine maintenance of equipment, properly contain and remove grease and oils; Discarded containers of fuel and other chemicals shall be properly disposed of; Spill containment features shall be installed at the project site wherever chemicals are stored overnight; 	<p>Applicant/owner shall implement Measure HHM-1 by adhering to recommended BMPs throughout the duration of construction and operation and maintenance of #P08-00381-MOD.</p>	P	CD EMD	<p>OG</p> <p>Date Complete:</p> <p>__/__/__</p>

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Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	<p>f. All refueling, maintenance of vehicles and other equipment, handling of hazardous materials, and staging areas shall occur at least 100 feet from Hagen Creek, tributaries, existing groundwater well(s), the proposed reservoir, and any other watercourses to avoid the potential for risk of surface and groundwater contamination;</p> <p>g. To prevent the accidental discharge of fuel or other fluids associated with vehicles and other equipment, all workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.</p>				
<p>IMPACT VIII-b): Hydrology and Water Quality</p> <p>Installation of #P08-00381-MOD has the potential of affect groundwater supplies.</p>	<p>Mitigation Measure HWQ-1</p> <p>The permittee shall be required (at the permittee's expense) to collect bi-monthly well monitoring data to provided to the Napa County Public Works Department and Environmental Management Department for the duration of pumping from the groundwater irrigation well. At which time the proposed reservoir has been filled to capacity and pumping of the irrigation well has ceased; well monitoring data shall be collected and provided monthly. Groundwater well monitoring data shall be used to determine that water usage within the Front Nine is affecting, or would potentially affect groundwater supplies onsite or to nearby offsite wells. Data monitoring shall include, but may not be limited to, static water levels for both the irrigation and domestic water wells, water extraction volumes for the irrigation well, and duration of extraction for the irrigation well. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed.</p> <p>Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the</p>	<p>Applicant/owner shall implement Measure HWQ-1 by monitoring and collecting groundwater well data in accordance with the Mitigation.</p> <p>Schedule Monitoring and Reporting: The applicant/owner shall provide well monitoring data reports bi-monthly during pumping, and monthly once the reservoir has been filled to capacity.</p>	P	PW EMD	<p>OG</p> <p>Date Complete:</p> <p>__/__/__</p>

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Potential Environmental Impact	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	<p>event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the permit would significantly affect the groundwater basin, the Director of Environmental Management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit if approved, as necessary to meet requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the Director has provided notice and the opportunity for hearing in compliance with County Code Section 13.15-.070.G-K.</p>				